



M A S O N S
EST. 1850

86 HIGH HOLME ROAD,
LOUTH, LN11 0HE

ABOUT 86 HIGH HOLME ROAD

A deceptively spacious, three-bedroom family home positioned in a popular residential area of Louth. The property stands well back from the road offering extensive off-road parking to the front with garage. Internally, the property offers spacious and bright living accommodation comprising hallway, WC, lounge, dining room, conservatory, kitchen and utility room whilst to the first floor are three double bedrooms and bathroom. At the rear of the property is a delightful and secluded south-facing garden which extends away from the property with mature planting and having a useful garden room positioned to the rear with further sheds.

Directions

From St. James' Church travel north along Bridge Street and proceed up Grimsby Road, then take the second right turn at the crossroads onto High Holme Road. At the next junction carry straight on along High Holme Road and proceed for some distance until the property is found on the right-hand side.

The Property

The property is believed to date back to the mid 1960's and is of brick-faced fully insulated cavity construction with pitched timber roof covered in interlocking tiles. The property has fully uPVC double-glazed windows and doors and the entire property is well maintained. Heating is by way of a Worcester gas-fired central heating system which is serviced on a regular basis and also has a serviced intruder alarm system. The stair lift shown in the photos can be removed by the vendors if required by any prospective purchasers.



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Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Front Entrance Porch

Having part-glazed uPVC door with frosted glass windows. A useful porch with space for storage to side, carpeted floor and glazed timber door with surrounding windows into:

Entrance Hall

A spacious entrance hall with staircase leading to first floor with carpeted treads, timber banister and spindles. Large windows over staircase allowing natural light to flood into this space. Original parquet wood flooring with four-panel oak doors into principal rooms. Thermostat to wall and alarm control panel. Cupboard to side, ideal for coats and shoes with high-level shelf and also housing the electric meter and consumer unit.



WC

Low-level WC, corner wash hand basin with electric panel heater and mirrored cabinet above. Frosted glass window to side, parquet wood flooring.

Lounge

A delightful reception room having large window to the southerly aspect overlooking the delightful gardens, with oak floor. Neutral decoration, coving to ceiling and a smart fireplace to side with stone hearth and mantelpiece with inset, coal-effect gas fire. Glazed uPVC door through to:

Conservatory

Brick dwarf wall with fully glazed windows to perimeter, glazed door into rear garden, opaque polycarbonate roof panels. Tiled floor and wall lights to side. A brilliant further reception room enjoying sun throughout the day with superb views over the garden.



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Dining Room

A further excellent reception room with large window, passing through to the conservatory. Currently set up to a dining area, however, would make a further excellent sitting room. Coving to ceiling, brick fireplace with tiled mantelpiece, carpeted floor.

Kitchen

Large range of base and wall units finished in cream with Shaker style doors and chrome handles. Marble-effect rolltop, laminated work surfaces with one and a half bowl, stainless steel sink and attractive tiling to splashback. Built-in double, eye-level Zanussi electric oven and Zanussi four-ring electric hob with extractor fan above. Space and plumbing provided for washing machine and dishwasher with further space for under-counter fridge. Wall-mounted Worcester gas-fired central heating boiler, tiled floor and large window overlooking front driveway. Door to side into:

Pantry

With fitted shelving to sides and tiled floors.

Utility Room

A further good range of base and wall units with cream Shaker style doors, marble-effect laminated work surfaces, single bowl stainless steel sink, tiling to splashbacks and space under counter for tumble dryer and freezer. Tiled floor and part-glazed uPVC doors leading to rear garden and front driveway.

Integral Garage

Having remote roller door to front and further pedestrian connecting door into utility at the rear with frosted glass window to the side. Shelving fitted to perimeters, concrete floor, lighting and power provided, an ideal space creating further storage. Also housing the gas meter.





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First Floor Landing

Carpeted floor, timber banister and spindles with four-panel pine doors to bedrooms and bathroom. Loft hatch to roof space and airing cupboard to side housing the hot water cylinder with shelving above, ideal for laundry.

Master Bedroom

A very large double in size with big window overlooking rear garden. Good range of built-in wardrobes to side with Shaker style doors, coving to ceiling and carpeted floor.

Bedroom 2

A double bedroom situated to the rear with large window overlooking the garden. Built-in wardrobes and cabinets either side and above the bed with wardrobes and dressing table to opposite side. A generous double in size with carpeted floor and coving to ceiling.





Bedroom 3

A further double bedroom with window overlooking front. Wardrobes to side and carpeted floor.

Bathroom

Four-piece suite consisting of wash hand basin with mirror above, low-level WC, jacuzzi bath and shower cubicle with pivoting door with Triton electric shower unit. Fully tiled walls in neutral tones with three frosted glass windows to front elevation. Mirrored cabinet, vinyl cushion flooring, white heated towel rail and further radiator.



Outside

Front Driveway

Having wrought iron entrance gates into an extensive block-paved driveway providing parking for multiple vehicles, access to garage and front and side entrance doors. Boundaries made up of dwarf brick walls and mature bushes, trees and shrubs, making for a private, enclosed space with further pedestrian side gate to right hand boundary. External lighting and covered canopy over front entrance doors. Secure gates to right hand boundary giving access down the side of the property, ideal for bin storage.

Rear Garden

With extensive patio adjacent the conservatory, ideal for al fresco dining and barbecues, with block-paved patio extending down the side of the property leading to the utility door, creating further sheltered space for pots and plants. Water collection butt and boundaries made up of high-level fencing, extending away into the meticulously maintained gardens, predominantly laid to lawn with very well-kept planted borders having a good array of flowering plants, bushes, shrubs and trees. Water tap point to side. Paved path leading to small aluminium-framed green house to side, composting area to side with raised planted borders made up of sleepers and creating excellent vegetable plots. At the bottom of the property is a further patio and gravelled area. Timber arbour leading through to further rear patio area making for further storage, having a number of good sized, high-quality timber sheds, being three in total with one large enough for garden tractor. The extensive rear garden is a delightful sun trap with various different areas allowing the occupier to enjoy sun throughout the day.

Summer House

Towards the rear is a large, timber-framed summer house or garden room with double doors to front with glazed panels. Sloping ceiling having polycarbonate roof with light and power provided. Further rear entrance door and carpeted floor making an ideal space to relax on a summer's evening or would also make an ideal gym room if required.







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Viewing: Strictly by prior appointment through the selling agent.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

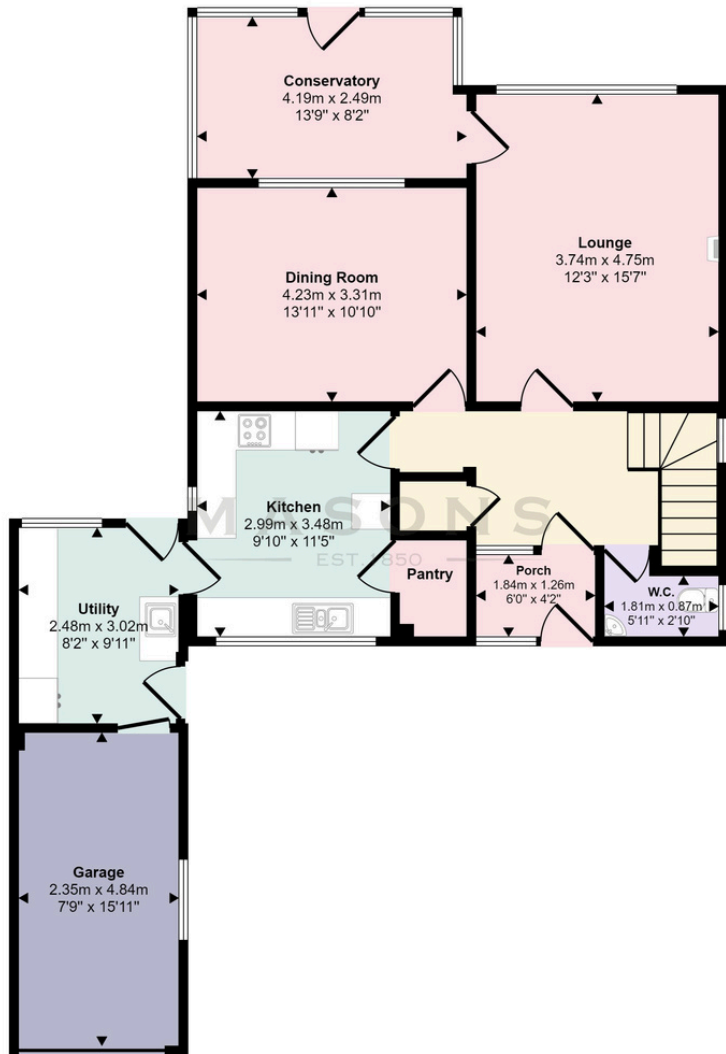
General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



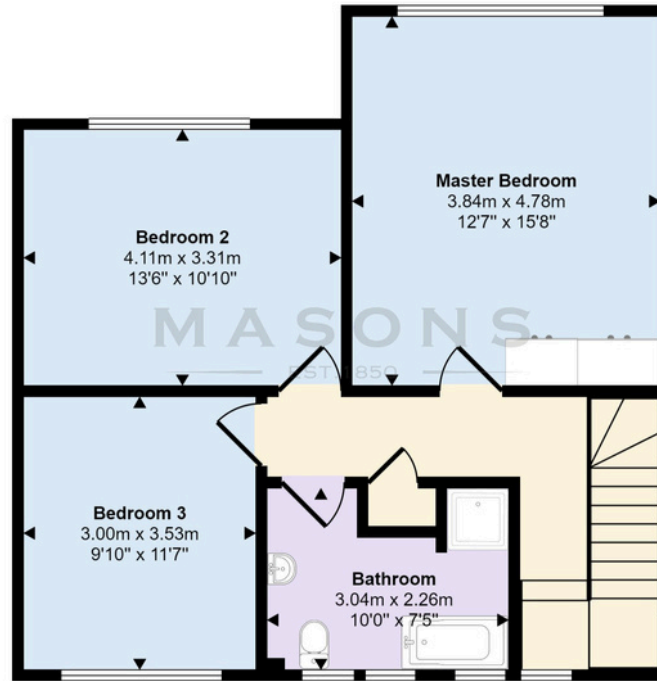
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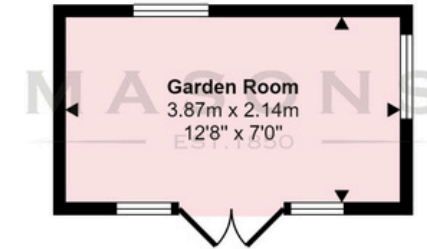


Ground Floor
Approx 91 sq m / 980 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 63 sq m / 673 sq ft



Garden Room
Approx 8 sq m / 89 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Important Notice

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- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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