

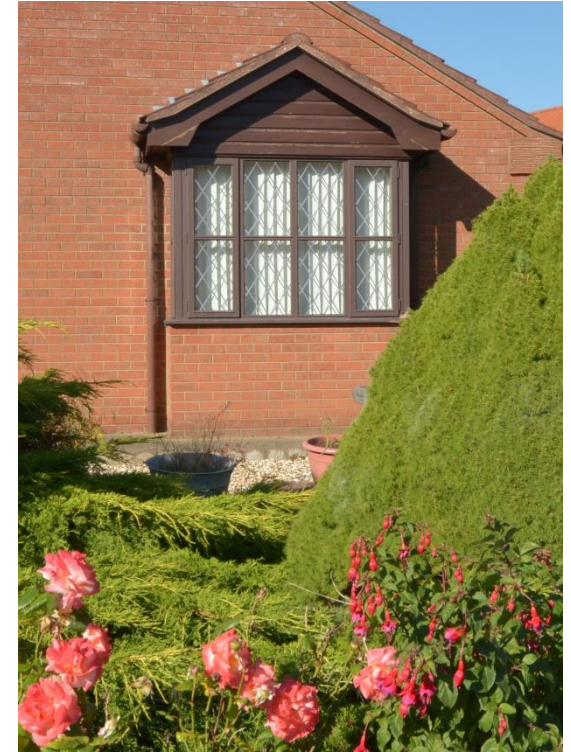


2, THE SIDINGS
LOUTH LN11 0PX

Masons
EST. 1850

2 THE SIDINGS, LOUTH, LINCOLNSHIRE, LN1 1 OPX

A rare opportunity to acquire a detached, two-bedroom bungalow centrally located in a quiet cul-de-sac just a few minutes' walk from the town centre amenities including the Morrisons and Aldi supermarkets. The property has a driveway, car port and garage, a full width dining lounge at the front with walk-in bay window, breakfast-kitchen and a wet-room. There is a surprisingly large garden at the rear with greenhouse and shed. Some modernisation is required, and the property is for sale with NO CHAIN.



Directions

From St. James' Church in the centre of Louth, proceed south for a few yards along Uppgate and turn left into Little Eastgate. Follow the road until you reach the junction and then bear left along Eastgate and continue, passing the small junction towards the two mini roundabouts. At the second mini roundabout take the first exit along Ramsgate and follow the road to the next mini roundabout and take the second exit here along Ramsgate Road. Take the first left turn into Station Approach and then turn first left again into The Sidings. The bungalow will be found after just a short distance on the right.

ABOUT 2, THE SIDINGS...

Believed to have been constructed during the late 1990s, this detached bungalow was constructed by respected local builders, Messrs. Grantham Brothers, and has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete interlocking tiles. The windows are timber-framed, double-glazed units with diamond-lattice panes and heating is by a gas central heating boiler with hot water cylinder for the domestic hot water. There is also a gas fire in the lounge.

The property stands on a surprisingly large plot, not readily apparent due to the plants and shrubs growing in the gardens, and includes fruit trees, paved seating areas and a kitchen garden. There is a car port at the side of the house which also shelters the main entrance into the bungalow on the side elevation, whilst also leading to an attached garage at the rear.

ACCOMMODATION

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

The main entrance to the bungalow is positioned on the side elevation from the carport where a pair of single-glazed double doors with diamond lattice panes open into the:

Enclosed Entrance Porch

With the electricity meter cabinet to one side, a wood-panelled ceiling with light and an inner, part-glazed six-pane door with a full-height glazed side panel at the side into the:





Entrance Hall

L-shaped with radiator, door chimes, central heating thermostat and a smoke alarm to the ceiling. Two ceiling light points and trap access to the roof void which has a drop-down ladder.

High-level electricity consumer unit and white, six-panel doors leading off to the accommodation with a matching door to the recessed airing cupboard which contains a foam-lagged hot water cylinder and slatted linen shelving over.

Dining Lounge

Extending across the full width of the bungalow, a good-sized room with a square, walk-in feature bay window to the front elevation having vertical louvre blinds. There are further windows to the front and side elevations, again each having vertical louvre blinds.

Coal-effect gas fire set into a ceramic-tiled fireplace and hearth. Single and double radiator, two ceiling lights and three wall lights. Carbon monoxide alarm above the door. TV aerial socket and telephone socket.

Breakfast Kitchen

Well-fitted with an extensive range of units having oak solid and veneered doors and comprising base cupboards and drawers including deep pan drawers, roll-edge, marble-effect work surfaces with ceramic-tiled splashbacks, tall unit housing the Beko electric oven with grill and cupboards above and below.



Matching range of wall cupboards with pelmet lights under to one side, wall-mounted, glazed display cabinet with corner galleried shelves over the dining area which has a double radiator with shelf over. Single drainer, stainless steel sink unit with lever mixer tap and New World black glass ceramic hob with faced cooker hood over.

Ceramic-tiled floor with inset taco tiles, central heating programmer and within the cupboard unit adjacent is the Potterton gas central heating boiler. Space to the corner for an upright fridge/freezer, coved ceiling, strip light and window on the side elevation with vertical louvre blinds and a tiled sill. Hardwood panelled door on the side elevation with a decorative oval shaped pane to outside. Beneath the drainer of the sink unit there is a recess with plumbing for washing machine.





Bedroom 1 (rear)

A double bedroom with radiator, coved ceiling and window fitted with louvre blinds and overlooking the main garden.

Bedroom 2 (rear)

A smaller double bedroom or as at present, a good size single bedroom with a semi-recessed double wardrobe having sliding, mirrored doors, clothes hanging rail, shelf compartments to one side and high-level shelf over. Radiator and rear window fitted with louvre blinds and also providing views across the main garden.





Wet Room

A good size with an anti-slip floor covering shaped up to the walls which are ceramic tiled from floor to ceiling.

White suite of low-level, dual-flush WC and pedestal wash hand basin with lever taps and a walk-in corner shower area with floor gully. The shower is a Mira Advance thermostatic electric shower unit with handset and wall rail. Radiator, LED illuminated mirror and glass shelf over the wash basin and a mirror-fronted, double-door cabinet. Window on the side elevation facing the car port. Ceiling light and ceiling-mounted extractor fan. Shaver socket adjacent to the sink unit.



OUTSIDE

Attached Garage

A good size and mainly of brick construction with a pier to one side and block wall where the garage is connected to the bungalow. The garage has an up and over door from the car port, a rear window and a ledged, braced and framed pedestrian door into the garden. There is a power supply with fuse box, electric light and double socket.

Car Port

Constructed on metal tubular supports, the timber-framed roof of the car port has an opaque polycarbonate roof covering and to the side wall of the bungalow there is an external water tap, a mailbox, a key safe and a sensor wall lantern.

The property is entered over a concrete-paved driveway leading to the car port and garage. On the left side of the driveway, there is a dense mixed shrubbery bed of surprising width with fencing to the boundary and a mixture of ornamental shrubs, conifer hedging and roses.

The bungalow is set behind a front garden which is largely laid to gravel for ease of maintenance, with two block-paved panels to stand ornamental pots or tubs, a variety of ornamental shrubs and bushes, further rose trees and a low fence along the front boundary.

A concrete-paved pathway leads across the front of the bungalow and around to a side garden area, comprising a concrete-paved pathway with gravel border, a further outside tap, external gas meter cabinet and hardstanding area to store wheelie bins. There is a bulkhead outside light close to the kitchen window.

The rear garden is of surprising size and arranged as a flagstone paved patio immediately to the rear with a concrete path to the garage door, a timber garden shed and metal-framed greenhouse. This area is separated from the garden beyond by espalier-trained fruit trees and a pathway leads across to the screen door at the side of the garage from the front of the property.





The garden beyond is separated to form a gravelled seating area, flagstone patio, an old timber-framed summer house in need of removal or repair and a very established apple tree to the side. The garden is largely enclosed by tall hedges and a number of shrubs while to the side of the gravelled area there is kitchen garden with a brick and ornamental block wall with pillars. A pathway leads around the kitchen garden area and back to the screen door by the garage.

There is a fair width of ground at the side of the garage, but this is densely planted with shrubs at present.

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 many clubs and societies, a cinema and theatre with a popular following,

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 B.

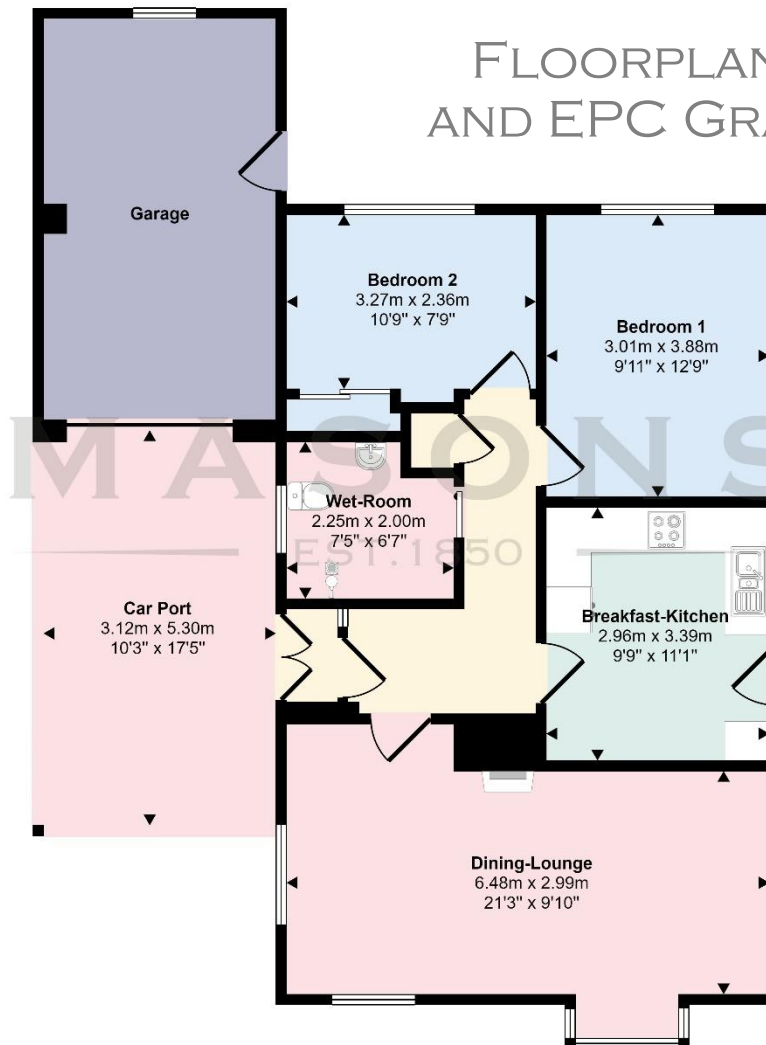


The scenic park at Westgate Fields on the left and St James' Church seen from Westgate in the town centre and reputedly having the tallest parish church spire in the country

Approx Gross Internal Area
103 sq m / 1108 sq ft

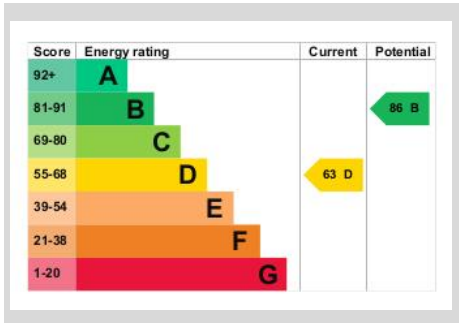


FLOORPLANS AND EPC GRAPH



Floorplan

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.



MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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