



11 LIME GROVE
LOUTH, LN11 0AT

M A S O N S

EST 1850

ABOUT 1 1 LIME GROVE..

A Spacious three-bedroom semi-detached house in a quiet residential road within Louth market town. The property is presented in a smart and clean condition and provides excellent family accommodation comprising generous lounge with fireplace, open plan kitchen diner to the rear with a good range of built-in appliances and patio doors to the garden, hallway and to the first floor are three good size bedrooms with modern family bathroom. Externally, the property sits back from the road with generous garden to the front, ample driveway parking to the detached garage with a south-west facing rear garden. An adjoining building plot with full planning permission for a detached house is also available separately through this agency.

The Property

This well constructed family home has brick-faced cavity walls with pitched timber roof construction covered with interlocking tiles with matching detached garage. The property has fully uPVC double-glazed windows and doors and benefits from gas-fired central heating by way of Ideal Mexico floor-standing boiler. The property also has uPVC fascias and guttering. Behind the rear of the garden, available separately or together with the property, is a building plot with full planning permission for a three-bedroom detached house, also available through this agency. Please contact us for further details or see separate listing.

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



1 1 LIME GROVE, LOUTH, LN1 1 OAT

ACCOMMODATION

Entrance Hall

Covered porch with fully-glazed uPVC door and window to side to the smart, recently decorated hallway with staircase leading to first floor. Timber banister and spindles, window to side, smoke alarm to ceiling and thermostat to wall with useful understairs storage cupboard with coat hooks and electric consumer unit. Newly carpeted in grey with four-panel doors into principal rooms.

Lounge

A spacious reception room with large window to front, chimney breast with tiled fireplace and hearth with inset coal-effect gas fire. Carpeted floor and double doors through to:





Kitchen Diner

A good range of base and wall units finished with timber-effect doors with chrome handles. Marble-effect, rolltop laminated work surfaces with one and a half bowl stainless steel sink, attractive tiling to walls with timber panelling to dining area. Built-in single electric oven with Bosch four-ring gas hob and extractor fan above. Space and plumbing for washing machine, whilst underneath one cupboard is the Ideal Mexico floor-standing gas boiler with space adjacent for under-counter fridge. Frosted glass door to driveway, window to rear, extending into the dining area with carpeted floor and patio door into rear garden.

First Floor Landing

Newly carpeted floor in grey, window to side and attractive wallpaper to walls. Loft hatch giving access to roof space, smoke alarm to ceiling and cupboards to side housing the hot water cylinder with shelving provided for laundry.

Bedroom 1

Situated at the front being a good double in size. Carpeted floor and neutral decoration.

Bedroom 2

Situated at the rear, a further large double with window over the garden and neutral decoration.

Bedroom 3

At the front, being a single in size. Carpeted floor and large cupboard over stairs with shelving for linen.

Family Bathroom

With four-piece suite consisting of panelled bath, corner shower cubicle with thermostatic mixer, low-level, back-to-wall WC, wash hand basin, fully tiled walls in modern colour schemes with tiling to floor. Spotlights to ceiling and frosted glass window to rear. Chrome heated towel rail to side.

Front Garden

Wrought iron double gates into concrete driveway providing parking for multiple vehicles and leading to single garage. Predominantly lawned area to side with borders to perimeter with boundaries made up of fencing and dwarf brick walls. Possibility for further parking by paving the front lawn.

Garage

Of brick construction with remote electric up and over door, lights and electric provided. Concrete floor and shelving to rear with security lighting to exterior and double windows to side.

Rear Garden

Having fenced boundaries, laid to lawn and borders with paved pathways. Paved patio area adjacent the property, enjoying a superb south-westerly aspect. Arched brick wall with gate returning to driveway. Outside tap and light. Water collection butt to rear of garage.





Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. 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.

Directions

From St. James' church travel south for a short distance on Uppgate and turn left along Mercer Row. Follow the road through the town centre as far as the two mini roundabouts and at the second of these, turn left along Ramsgate. At the next mini roundabout take the second exit along Ramsgate Road and then turn second left into Victoria Road. Follow the road to the crossroads and take the right turn onto Keddington Road. Follow the road then turn left into Lime Grove and the property will be found shortly on the left.

Viewing

Strictly by prior appointment through the selling agent.

General Information

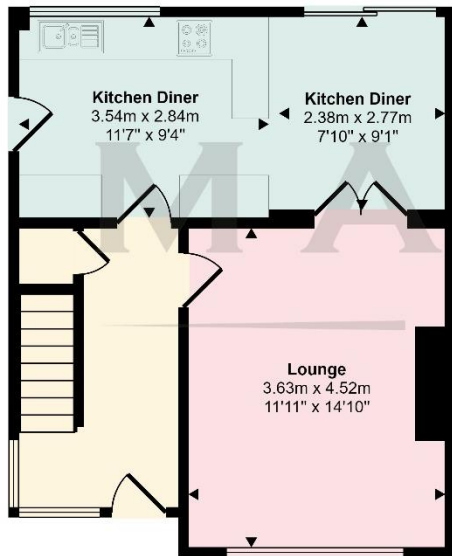
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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.



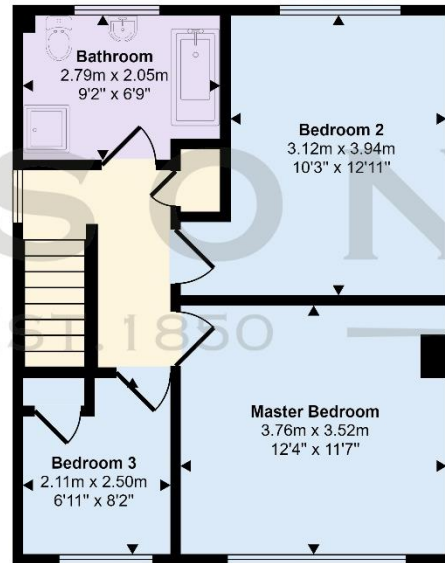
FLOORPLANS AND EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

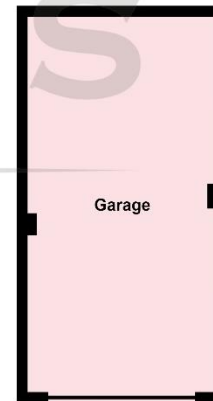
Approx Gross Internal Area
105 sq m / 1125 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft



First Floor
Approx 46 sq m / 496 sq ft



Garage
Approx 14 sq m / 154 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.

MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (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;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (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.