



12 ST. MARYS PARK
LOUTH

MASON'S
EST. 1850

ABOUT 12 ST. MARYS PARK

This spacious four-bedroom family home is located on the highly sought-after St. Mary's Park in Louth, set on a large corner plot with well-maintained accommodation throughout. The ground floor comprises a welcoming hallway, modern kitchen diner, utility room, dining room, and a comfortable lounge. Upstairs, you'll find four generously sized double bedrooms, including a master with an en suite, along with a family bathroom. Outside, the property boasts a generous front driveway with a garden leading to the garage, while the surprisingly large, private, and mature rear garden offers a peaceful retreat. Situated in a quiet cul-de-sac just a short distance from the town centre, this property is a must-see to truly appreciate its potential.

Directions

From St. James' Church travel north along Bridge Street into Grimsby Road and take the first left turning into St. Mary's Lane. Proceed to the top of the rise and then take the right turn into St. Mary's Park. Where the road branches, bear right and continue to the left-hand bend where the property will be found on the right side.

The Property

Believed to date back to around the 1970s, having brick-faced cavity wall construction with pitched timber roof covered in tiles and enjoying uPVC fascias, soffits and guttering in good condition, with the property having fully uPVC double-glazed doors and windows. The property enjoys a large garden to front and rear, benefitting from the large corner plot. Heating is by way of a Valliant gas-fired central heating boiler which is serviced on a regular basis with an additional hot water cylinder located on the first floor.



12 ST. MARYS PARK, LOUTH, LN1 1 OEF

Accommodation

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

Entrance Hall

Fully glazed uPVC door with window to side, with courtesy lighting into the spacious hall with large window to side, carpeted floor, dado rails and double part-glazed timber doors into:

Central Hallway

Staircase leading to first floor with carpeted treads, banister, useful understairs storage cupboard, carpeted floor and part-glazed timber doors to principal rooms.

Cloaks/WC

With low-level WC, wash hand basin to side, tiled floor and tiling to half-height walls. Extractor fan to ceiling, spotlight and mirrored cabinet to side.





Kitchen Diner

Having a good range of base and wall units with oak doors and stainless-steel finish handles. Large range of built-in appliances including CDA double electric oven, further CDA single electric oven, built-in microwave, CDA four ring induction hob and Beko built-in dishwasher. Smart granite work surfaces with double bowl, white ceramic Belfast sink with chrome mono mixer tap, attractive tiling to splash back, extractor hood, spotlights to ceiling. Extending worktop area to side, pull-out storage units and smart tile-effect Karndean flooring. Large space for free-standing fridge/freezer, window overlooking garden. Space opening into the dining or sitting area with carpeted floor, bi-fold patio doors to rear garden.



Dining Room

Carpeted floor, large window overlooking the garden and coving to ceiling making an excellent dining room, further reception room or downstairs bedroom if required.

Lounge

A very well-proportioned reception room having large window to front and large sliding patio doors to rear aspect, creating a light and airy space with carpeted floor, coving to ceiling and fireplace to side with timber surround, marble hearth and backing and an inset coal-effect gas fire.

Utility Room

Located off the kitchen with tile-effect floor, frosted glass uPVC door to garden, range of base and wall units with fitted worktop and single bowl, stainless steel sink, tiling to splashback and space and plumbing provided for washing machine. Also housing the Valliant gas-fired central heating boiler which is serviced on a regular basis.





First Floor Landing

Carpeted floor and timber banister, loft hatch to roof space with timber doors to bedrooms and bathroom. Door into laundry cupboard housing the hot water cylinder with shelving provided for laundry, with timer and thermostat controls adjacent.

Master Bedroom

Positioned to the rear with window overlooking the garden, carpeted floor, coving to ceiling and picture rails to wall. A generous double in size with door into:

En Suite Shower Room

With large shower cubicle having sliding glass door, Mira electric shower unit, back to wall WC unit with wash hand basin to side having storage cupboards below. Fully tiled walls in attractive colours with tiling to floor, heated chrome towel rail to side with spotlight and extractor fan to ceiling.

Bedroom 2

Positioned to front and being a generous double in size with carpeted floor and twin windows overlooking the driveway.



Bedroom 3

Also at the front with large window, carpeted floor, coving to ceiling and a good range of built-in wardrobes to side with carpeted floor and being a generous double in size.

Bedroom 4

A further double in size, positioned to the rear with carpeted floor and window overlooking the garden.

Family Bathroom

Four-piece suite comprising a corner shower cubicle with thermostatic mixer, panelled bath, low-level WC and wash hand basin with fully tiled walls and floor. Mirror cabinet to side with shaver point and white heated towel rail, frosted glass window and spotlights to ceiling.





Garage

Having up and over door to front, concrete floor and power provided, electric meter and consumer unit, together with gas meter to side. Adjoining opening through to:

Store Room

Formerly the second garage, now divided to make space for the utility to the rear, providing a small store room with up and over door to front. Concrete floor.

Front Garden

Accessed via a spacious tarmac driveway providing parking for multiple vehicles. Mature hedging to boundaries with planted bushes, shrubs and trees with the driveway leading to the garage and store to front. Fenced and gated access to rear garden with large lawn area to side and borders laid to slate with planted shrubs and access around to rear garden via a slabbed patio with mature setting, making for a very private space.



Rear Garden

A very large garden laid predominantly to lawn with a very private and mature setting, having a mixture of fencing and hedged boundaries with planted borders to perimeter with mature shrubs, bushes and trees. The property enjoys an elevated position looking down towards Louth town centre and across to the church spire. Extended paved patio adjacent the property, making an ideal space for al fresco dining and barbecues. Ornamental box hedging with central slate shingle areas making for an attractive space, whilst to the side is a large, aluminium-framed greenhouse and raised vegetable plot area with a variety of fruit trees. Further extended patio down the side of the property with outside lighting and tap.

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.

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 E.

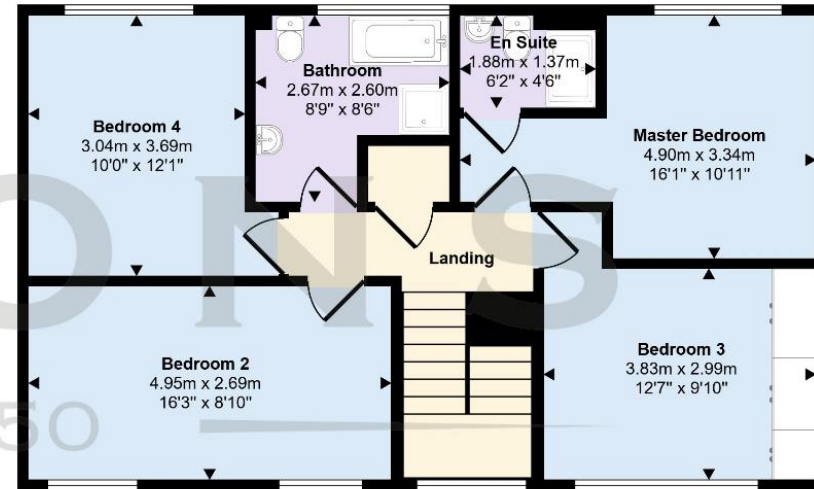




FLOORPLANS AND EPC GRAPH



Approx Gross Internal Area
181 sq m / 1945 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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
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