



TREETOPS  
LOUTH

MASONS  
EST. 1850



# ABOUT TREETOPS

A unique opportunity to acquire a superbly presented and recently modernised detached bungalow in an established residential area of Louth just a short walk to the town centre. Finished to a high specification throughout, the bright and contemporary interior includes two well-proportioned double bedrooms, a shower room, a larger than average reception hallway, modern dining kitchen with an extensive range of units and built-in appliances and a spacious lounge with large windows. Gas central heating system, uPVC double-glazed windows, fascia boards and soffits, driveway providing parking for two vehicles and an attached garage. Attractive and well-kept gardens to the front and rear.

## Directions

From St. James' church travel a short distance along Upgate and take the second left turn into Mercer Row. Follow the road which becomes Eastgate, travel to the far end of the town centre and at the two mini roundabouts, carry straight on. Carry on for some distance, passing the Holy Trinity Church on the right, and continue until the property is then found on the left.

## Accommodation

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

## Entrance Hall

A double glazed side entrance door with matching side panel leads to the light and spacious hallway, carpeted and having two large useful storage cupboards with shelving and clothes rail and one housing the electric consumer unit and meter. A mixture of six panel and part glazed timber doors to the main principal rooms and having telephone connection point, door chime unit, central heating thermostat and smoke alarm. Loft access is provided with ladder leading to the insulated and part boarded space with lighting.





# TREETOPS, EASTGATE, LOUTH, LN1 1 8DD

## Kitchen Diner

A large and spacious room having a fitted kitchen comprising a range of base and wall units with high gloss white doors and chrome handles. Black stone effect laminated work surfaces with grey splash back tiling above, one and a half bowl stainless steel sink with chrome mono mixer tap. A cupboard houses the recent gas central heating combination boiler. The kitchen benefits from having built in appliances consisting of, tall fridge/freezer, washing machine, double electric built under oven, four ring induction hob and dishwasher. Grey oak effect vinyl floor covering and having fitted Venetian blinds to windows.



## Lounge

A good sized and bright room having large windows to two aspects decorated in neutral colours with carpeting. A Feature fireplace with alcove having wooden surround, tiled hearth and an inset electric log effect stove and heater. Coving to ceiling and chrome lighting.







### **Shower Room**

Fitted suite consisting of a very large walk in shower with glass screen, chrome thermostatic mixer with rainfall shower head and hand held attachment. A combined WC and hand wash basin unit with storage cupboard below. Fully tiled floor and walls in attractive grey colours and chrome central heating towel rail with chrome spotlights to ceiling, extractor fan and frosted glass window to side elevation.

### **Bedroom 1**

A good sized double bedroom with window to the rear overlooking the garden, carpeted in neutral colours and having coving to ceiling with built in wardrobe with sliding doors to side.



### **Bedroom 2**

Another double bedroom with window to the rear and decorated in a light grey colour and carpeted together with coving to ceiling and fitted wardrobe with sliding doors.

### **Integrated Garage**

Having up and over door at the front, strip light, power point, wall shelving and housing the gas meter. Rear window.

### **Outside**

The property is accessed via wrought iron gates leading to the driveway and front garden. The front garden benefits from a raised lawn area with large perimeter brick built wall to the front and a mixture of hedging and fencing to side boundaries with outside tap. To the side gardens borders are planted with mature plants and shrubs. A flag stoned path leads all the way around the perimeter of the property.

To the rear a large and private leafy garden laid mainly to lawn with flag stone pathways with a mixture of hedging and fencing to the perimeters. A path leads to the timber garden shed.







### **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.

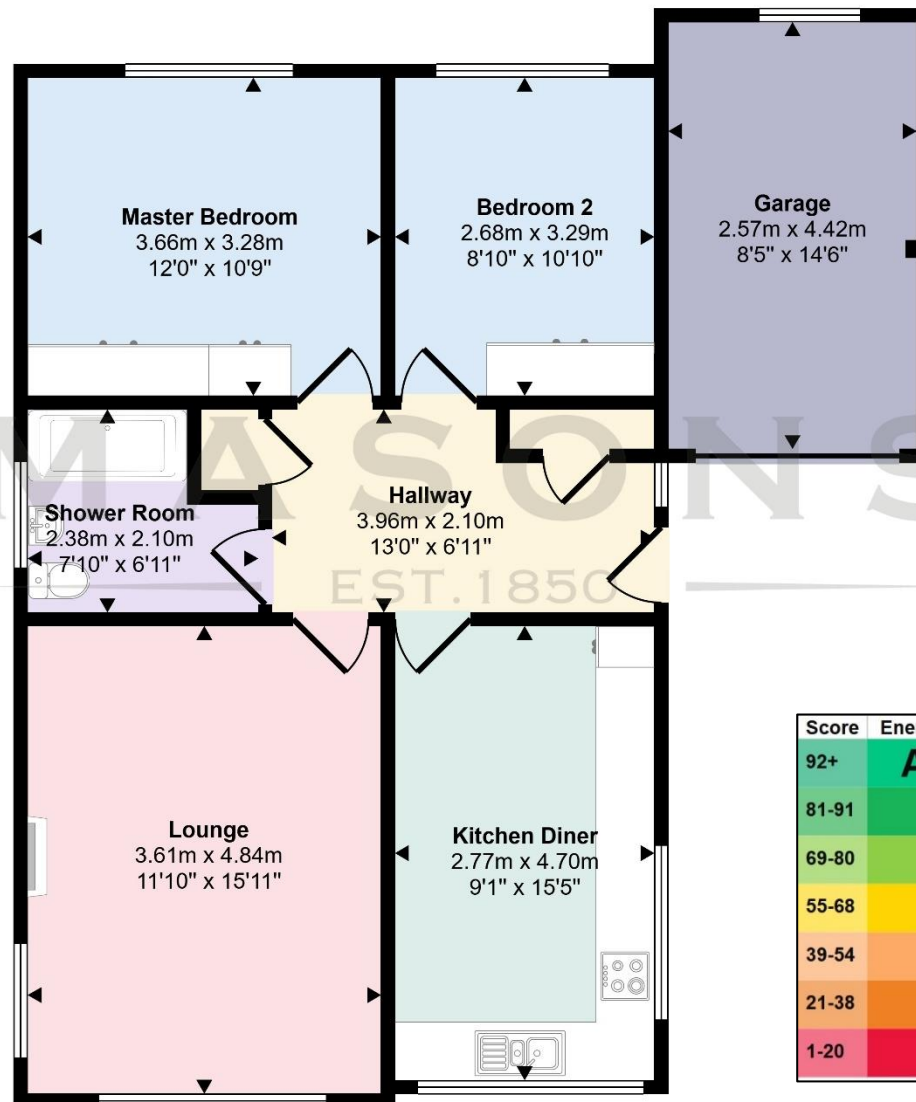
### **General Information**

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 C.

# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
80 sq m / 859 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

## MASONS

EST. 1850

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### Important Notice

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