



4 Blanchard Road

M A S O N S
— Celebrating 175 Years —

4 Blanchard Road

Louth
LN11 8YH



An immaculate, detached family house with a contemporary interior including a re-styled breakfast kitchen, bathroom and two ensuite shower rooms, four reception rooms, garden room, four double bedrooms, elegant hall and gallery landing. Detached double garage, landscaped gardens, gas central heating system and uPVC double-glazed windows.

Built in 2001 to a handsome twin-gabled design on the edge of the popular Weavers Tryst area, this versatile family house has bright, modern accommodation with a gas central heating system, the boiler serviced annually. The present owner has tastefully redecorated in neutral tones and refitted the breakfast kitchen, the family bathroom and both of the shower rooms with units and suites of the latest designs. There are LVT, carpeted, ceramic-tiled and engineered oak floors, white six-panel and glazed interior doors and coved ceilings to the principal reception rooms. The living rooms flow beautifully from the hall and dining room through the lounge and snug to the garden room at the rear and the first floor provides four double bedrooms approached from a feature gallery landing with window seat.

The house has the benefit of a security alarm system and there are LED downlighters to many of the rooms, together with TV aerial points to the majority of rooms in the house.

Immaculate detached family house

Bright, contemporary interior

Popular Weavers Tryst area of town

4 bedrooms, 4 reception rooms

Newly fitted family bathroom

2 newly fitted ensuite shower rooms

Refitted breakfast-kitchen with appliances

Detached double garage

Landscaped Rear Garden

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Entered through an arched front porch, the **entrance hall** has a staircase with white spindle balustrade leading up to an elegant gallery landing and an under stairs store cupboard with shelf. Engineered oak flooring extends from the hall through glazed double doors into the **dining room** which, along with the lounge, has two windows on the front elevation.

The **lounge** has an electric fire set into an ornamental surround and glazed double doors open onto a cosy snug beyond.



From the rear area of the hall there is a **study** with fitted desk, base cupboards and shelving. An arched **cloaks recess** beyond has a door off to a cloakroom/WC with white suite of low level WC and pedestal basin. Both the snug and the dining area of the kitchen have glazed double doors into a spacious **garden room** with full-width rear windows, high level side windows, natural brick walls, polycarbonate roof and French doors onto the patio and garden at the rear.

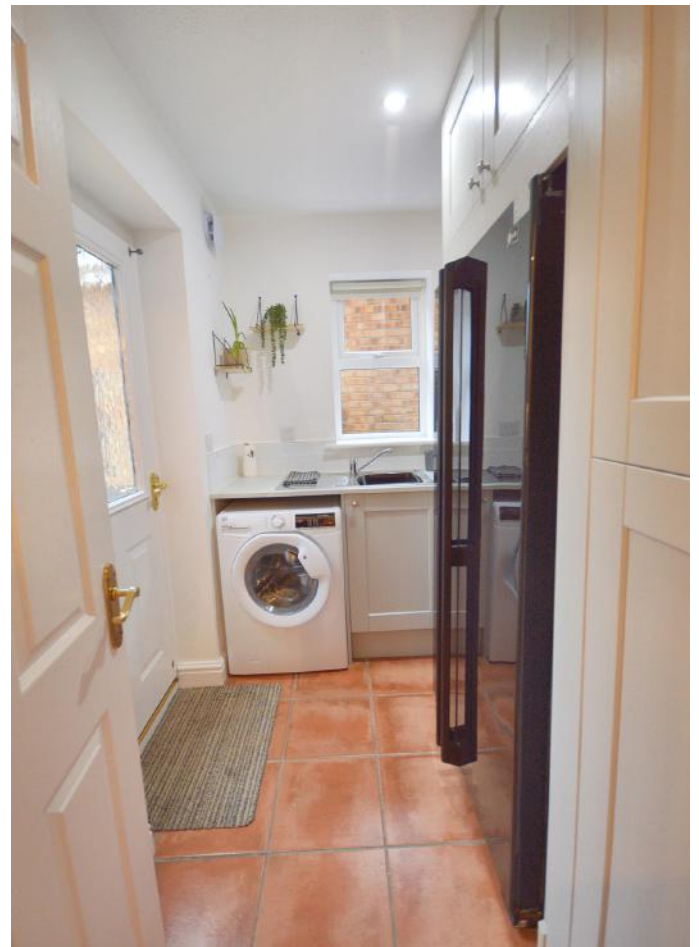




The **dining kitchen** has a sleek new range of units in Fairford Grey with brushed nickel handles and branded appliances comprising a mid-level double oven/grill, gas four-ring hob with cooker hood, integrated freezer and dishwasher.

Compact, marble style laminate worksurfaces extend across the units and along a projecting peninsular with Metro style tiled splash-backs and a recessed stainless steel sink unit beneath the rear window. There are multiple LED spotlights and pelmet lights flooding this room with light. The floor is luxury vinyl tiled in grey oak style and there is ample space for a dining table.

To the side is the **utility room** with further matching units, space and plumbing for washing machine, stainless steel sink and a sleek, black American style fridge freezer with drinks and ice dispenser. There is a side window and a part glazed door opens from here out into the garden.









The first floor **gallery landing** has an attractive front window seat overlooking the approach to the house and a recessed airing cupboard which houses the Worcester gas-fired combination boiler – this operates with a wireless controller located in the hall.



The **master bedroom** has two double wardrobes and an **ensuite shower room** with white suite set into a modern vanity unit and a shower cubicle with glazed screen, flipper screen and thermostatic mixer unit.



Bedroom two is a double bedroom at the front of the house with a recessed double wardrobe and an **ensuite shower room** is Jack and Jill with the smallest double bedroom (4) at the rear. This shower room has again been re-fitted with a modern glazed and tiled shower cubicle and a white suite set into a contrasting vanity unit.

Bedroom 3 is at the front of the house and a double room of good size with a single recessed wardrobe.



The **family bathroom** features a white suite complementing the two shower rooms with panelled bath and modern, built-in base units in contrasting matt grey housing the dual-flush WC and wash basin with lever tap..

The bathroom and both shower rooms all have modern extractor fans, white ladder style radiators, led downlighters and oak style vinyl floor coverings. The showers have thermostatic mixer units with handsets on wall rails.





At the front of the property there is a low-maintenance slate garden with with a shrubbery and flagstone pathways extending through the garden to the front entrance and across to a double-gated side passageway which in turn gives access through to the rear garden. The passageway is a useful storage area for wheelie bins and a pedestrian door opens from here to the the garage.



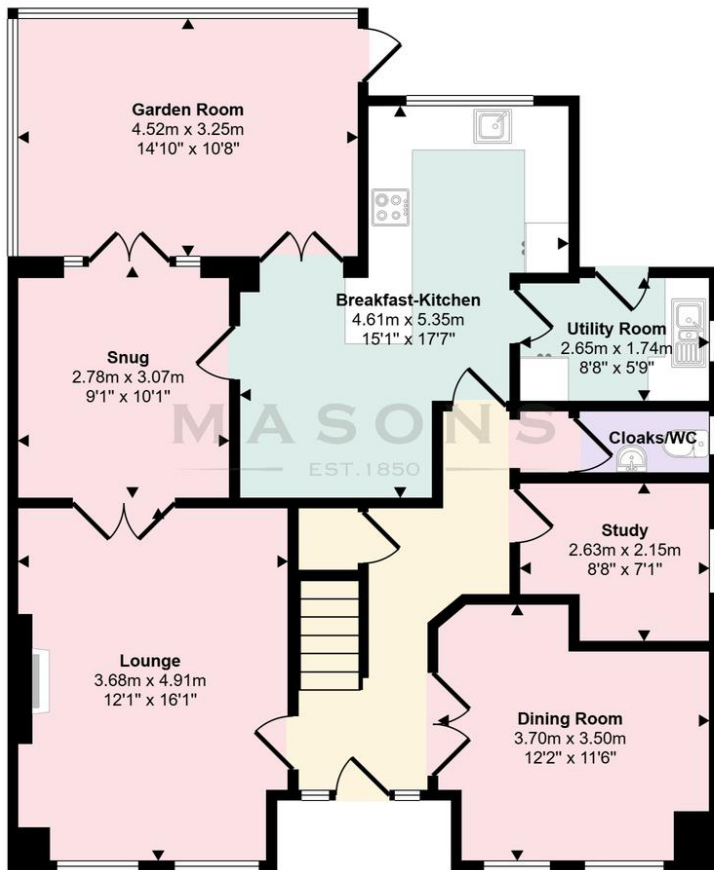
A block-paved forecourt provides side-by-side parking before the **detached double garage**, which has two up and over doors – one motorized with remote control and one manual. Inside there are electric LED lights, power points, wall shelving and a useful loft storage space.

The rear garden is landscaped for easy maintenance with split-level shaped flagstone patios, an artificial lawn lined with timber sleepers and matching sleeper steps to an upper seating area which has trellis-work side screens. Further brick-lined circular patio adjacent and shrubbery/flower beds with retaining timber surrounds. Outside sensor lighting.

The rear garden is well orientated to enjoy the sun, particularly during the afternoon and evening.

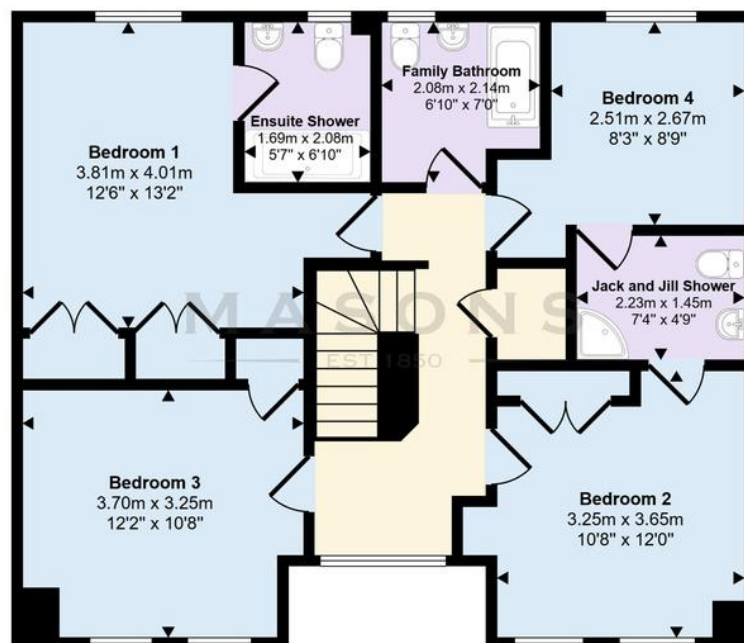






Garage
Approx 27 sq m / 291 sq ft

Ground Floor
Approx 96 sq m / 1034 sq ft



First Floor
Approx 73 sq m / 791 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 real items.

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

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 35 miles away, and Grimsby, just 24 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

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.

Tenure

Freehold

Location

What3words:///pencils.kindness.thousands

Directions

From St. James' Church in the centre of town, proceed south on Ugate to the traffic lights and turn left along Newmarket. Continue for some distance to the far side of town, passing The White Horse pub on the right, then after the left bend take the first turning on the left into Eresbie Road and enter Weavers Tryst. Proceed to the end of the road and turn right along Blanchard Road and the private driveway leading to three houses will then be found on the right side – number 4 is the first of these houses.

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, blinds 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.

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EST. 1850

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