



5 Graye Drive

Louth

M A S O N S
— Celebrating 175 Years —

5 Graye Drive

Louth
LN11 8YJ



Attractive modern end-terraced house

2 parking spaces immediately adjacent

Popular Weavers Tryst location

Sunny enclosed garden at the rear

3 bedrooms, ensuite shower to bedroom 1

Family bathroom with P-shaped bath

Hallway, cloak/WC and gallery landing

Lounge with walk-in bay window

Dining-Kitchen and conservatory/utility

Gas CH system and DG windows

Positioned in the popular Weavers Tryst area of Louth, this attractive end-terraced modern town house stands well, with two parking spaces positioned just at the side. The house has uPVC double glazed windows with complementary white uPVC fascias and soffits. Heating is by a gas central heating system with a Baxi gas-fired condensing combination boiler.

A double-glazed conservatory has been added at the rear and this doubles as a utility room with base units, work surface and a recess for a tumble dryer to be fitted.

There is a sunny, and secure rear garden enclosed by fencing at the rear of the house - ideal for a young family. The living accommodation is well proportioned flowing from the lounge at the front, through the hall into the dining kitchen and then the conservatory. This house has a family bathroom and an ensuite shower room to bedroom 1 with built-in furniture to the two larger bedrooms.

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The main entrance is at the side of the house with a part-glazed (double-glazed) door with deep canopy porch over and opening into the **entrance hall**, with mat to the reception area, coving and high-level consumer unit with MCBs. White six-panel doors open to the cloakroom/WC and lounge and there is a fifteen-pane glazed door to the dining kitchen. The staircase leads off at the rear to the first floor, with a white-painted, pillared balustrade and handrail. Above the front door there is an electric wall-mounted fan heater.

The **cloakroom/WC** has part ceramic-tiled walls with a decorative mosaic-tiled border and a white suite of low-level, dual-flush WC and bracket wash hand basin with chrome lever tap; above there is a mirror-fronted wall cabinet. The floor is ceramic tiled and there is a window to the side elevation.



The **lounge** is positioned at the front of the house and a well-proportioned room with a large, square walk-in bay window overlooking the front garden. The floor has an oak-effect, laminated floor covering and there is a contemporary LED light to the ceiling.



The **dining kitchen** is a good size and has a range of base and wall cupboard units, a drawer unit including deep pan drawers, roll-edge, woodgrain-effect work surfaces and a stone-effect single drainer sink unit with mixer tap.



Built-in Whirlpool electric oven with induction hob over and a sleek, gloss black cooker hood above. Recess with plumbing for automatic washing machine. There are tiled splash-backs to the work surfaces extending onto the sill of an internal cottage style, double-glazed window facing the conservatory/utility beyond.

There is a four-panel door to a useful and deep under stairs cupboard and space for an upright refrigerator. The floor has an oak-effect, laminated floor covering and there are double-glazed French doors at the rear, opening into the conservatory/utility room.







The **first-floor landing** has a gallery area where the white-painted balustrade extends around the stairwell. There are six-panel doors leading off to the bedrooms, bathroom and a useful storage/boiler cupboard, within which the Baxi gas-fired combination boiler is located, with shelf over. Further mains-powered smoke alarm and trap access with folding drop-down ladder to the roof void. The roof void is part-boarded along the centre area for storage purposes and has a light.

The **master bedroom** is positioned at the front of the house and has a range of built-in furniture around a double bed recess with space for bedside cabinets and double doors at the side to a recessed wardrobe with clothes rails and shelving. High-level range of store cupboards above the bed recess and angled six-panel door to the **ensuite shower room**. This room has a white suite comprising a low-level, dual-flush WC, a pedestal wash hand basin with chrome lever tap, and a ceramic-tiled shower cubicle with a thermostatic chrome shower unit and handset, together with folding glazed screen doors. There is a mirror-fronted wall cabinet, extractor fan, window on the side elevation and part ceramic-tiled walls with a mosaic-tiled border. The floor is also ceramic-tiled. **Bedroom 2** is a further double bedroom, positioned at the rear of the house and also having built-in furniture in white, comprising a single wardrobe and a range of high-level store cupboards. **Bedroom 3** is a single bedroom at the rear of the house and all three of the bedrooms have oak-effect laminated floor coverings. The **family bathroom** has a white suite comprising a panelled P-shaped bath with a curved, glazed screen to the shower area and shower fittings to a lever chrome mixer tap. There is a built-in vanity unit with an inset wash hand basin having lever tap and a low-level WC with concealed cistern, plinth over and dual-flush control. Above is a mirror-fronted cabinet. The floor is ceramic-tiled while the walls are part ceramic-tiled with a mosaic border. There is a white ladder-style radiator/towel rail and a window on the side elevation .



Outside

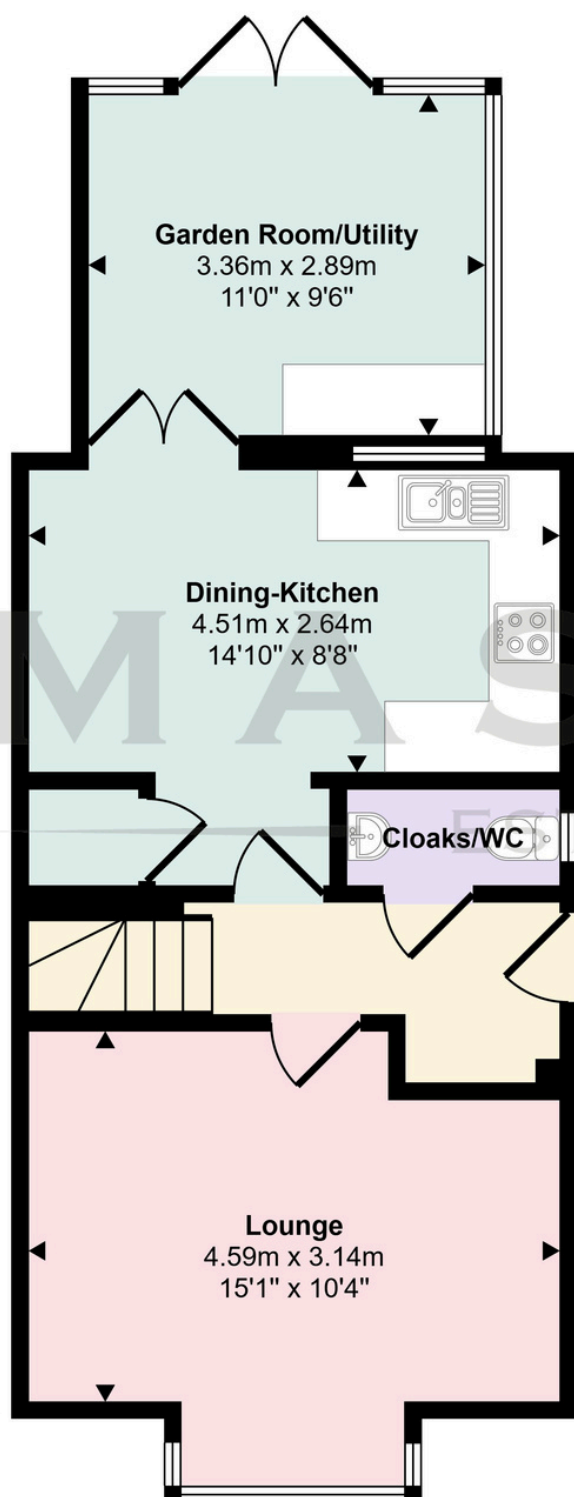
The property has the benefit of two parking spaces directly adjacent to the house in the courtyard area at the side.

The **main garden** is positioned to the rear and enjoys the sun for the majority of the day, the principal area being laid to lawn, enclosed by timber fencing for security and privacy, with slab-paved patio and pathways, well-stocked flower beds and borders, climbing plants and an attractive magnolia tree to the corner. There is a timber garden shed with honeysuckle over and space to the side of the house for storage of wheelie bins which are screened from the front of the property by fencing and a screen door.

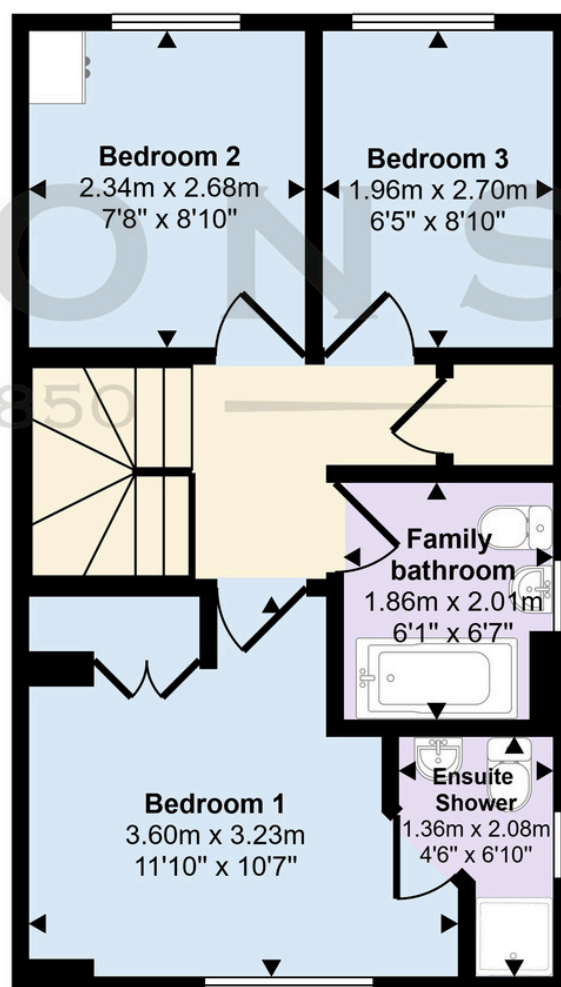
Attractive garden at the front of the house, laid to lawn behind a hedge with shrubbery border at the side of a flagstone pathway with gravel side border leading to the main entrance at the side of the house. The property enjoys an attractive setting with a mature silver birch tree set into a shrubbery along the front of the two parking spaces.



Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 49 sq m / 523 sq ft



First Floor
Approx 36 sq m / 388 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		86 B
69-80	C	75 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 C

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: ///broadens.prickly.camped

Directions

From St. James Church in the town centre travel south on Uppgate to the traffic lights and turn left along Newmarket. Continue for some distance to the far side of town and after passing the White Horse pub on the right, bear left along Legbourne Road and then turn first left onto Eresbie Road. At the end of the road bear left (still Eresbie Road) and then turn left onto Graye Drive. After a very short distance, number 5 is then on the left.

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.

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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