



Mallan

Yarburgh

M A S O N S
— Celebrating 175 Years —

Mallan

Yarburgh, Louth
Lincolnshire LN 11 0PW



Rural village setting

Bright and spacious accommodation

Large hallway and 3 double bedrooms

Dining room and archway to lounge

Fitted kitchen and utility cupboards

Modern bathroom and separate shower room

Central heating and uPVC double glazing

Driveway, garage and large carport

Attractive enclosed gardens and patios

This surprisingly spacious detached country bungalow is thought to date back to around 1980 and has brick-faced cavity walls under a concrete-tiled roof.

The windows and fascias are in white uPVC with double-glazed units and there is a concrete sectional garage, together with a large carport forming a covered access to the main entrance.

The accommodation includes three double bedrooms and is spacious and well presented, with a light and airy feel. Heating is by an LPG central heating system with new boiler installed in 2023.

The property has well-kept gardens, ample parking space and spacious patio areas to the side and rear.

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The property is approached through the spacious carport leading to the main front entrance and the carport is naturally lit by a large, glazed panel to the roof with brick wall at the side having high level and walk-through openings. The front entrance comprises a composite front door with two double-glazed panels framed in aluminium and double-glazed side panels from floor level, into the **entrance hall**.



This is a particularly spacious reception area with oak-effect Amtico flooring which extends through fifteen-pane glazed double doors into the living rooms. A radiator is set into an ornamental case and the ceiling has moulded panels to three light points and moulded coving.



White, six-panel doors lead into the three double bedrooms at the rear of the property and the bathroom and shower room. There is a useful recessed double cupboard and close to the front door there are coat hooks to a painted wall rack.





The **shower room** has a wide shower cubicle with glazed screen and sliding door, a thermostatic shower mixer unit and mosaic tiled enclosure. A modern, built-in vanity unit has a white inset wash basin with pillar tap, low-level WC with matching mosaic tiled surround and corner pillar together with a mirror over. Chrome ladder-style radiator/towel rail, Amtico flooring, mirror-fronted cabinet, two glass wall shelves and side window.



The dining room and lounge are semi-open plan by virtue of an attractive shaped archway creating a spacious feel to the living accommodation

The **dining room** is an excellent size with moulded coving and ceiling panels, together with rose to the ceiling light point and window on the side elevation facing the carport. There is a glazed, fifteen-pane door into the kitchen and a wide, shaped archway through to the lounge at the front of the property.



The **lounge** is a particularly bright and airy room with a wide, oriel bow window on the front elevation and a further large window to the side elevation, each fitted with Perfect Fit blinds. The ceiling, again, has moulded coving and decorative panels with rose to the ceiling light point.



There is a contemporary granite fireplace with electric fire inset and polished, pillared timber surround with mantel shelf. In addition to the ceiling light point, there are four ornamental wall lights.





The well-designed **kitchen** has Amtico flooring and is fitted with a range of modern, built-in units finished in cream with in-frame doors and drawers, base cupboards, deep pan drawers, glazed multi-pane display cabinets and woodblock-effect, roll-edge work surfaces with a stainless steel, one and a half bowl sink until. A tall unit houses the built-in, glass-fronted electric double oven incorporating grill and there is a separate four-plate ceramic hob with black glass splash-back and a canopy over, incorporating a cooker hood with downlighters and a storage cupboard over.

Three six-panel doors open to reveal extensive storage with shelving, the LPG gas central heating boiler, space and power points for appliances, including space for tumble-dryer and plumbing for washing machine and dishwasher and a recess for an American style fridge freezer. A uPVC door opens to the outside area at the side of the bungalow and there is a wide window above the sink unit with Perfect Fit blinds. The ceiling is covered with two ornamental ceiling lights.





Bedroom 1 is a good size double bedroom with Amtico flooring extending through from the hall, a wide window on the rear elevation, coved ceiling and outlook across the rear patio and garden.

Bedroom 2 is arranged as a snug for the present owners but would equally be a third double bedroom if required and has an Amtico oak-effect floor extending through from the hall, ornamental coving to the ceiling and trap access to the roof void. There is a ceiling light point, two ornamental wall lights and window overlooking the rear garden.

Bedroom 3 is a double bedroom with window on the rear elevation, ornamental coving to the ceiling, ceiling light point and two decorative wall lights. Amtico oak effect flooring.

The modern **family bathroom** has a modern white suite. There is a panelled bath set into a splash-boarded surround with glazed screen and thermostatic shower mixer unit, together with an extractor fan to the ceiling over.

A modern, white built-in vanity unit has an inset shaped wash basin over base cupboards and drawers and the unit conceals the cistern for the low-level WC with dual flush control. An attractive mirror-back unit over the wash basin has shelving, pelmet spotlights and a tall cabinet to one side.

The walls are ceramic tiled with radiator case set into a tiled enclosure and window with roller blind above. Amtico oak effect flooring.







Outside

The bungalow is set back from the lane behind a private garden with tall hedges to the front and each side.

The driveway leads up to the turning and parking area and the car port before continuing along the side of the bungalow to a detached, concrete sectional **garage** which has an up and over door, window on the side elevation, power points and light.

The **carport** is a versatile, spacious area, providing additional parking space or could be used for covered outdoor seating, plants, etc. and has an outside water tap close to the main entrance.



The attractive front garden is laid to lawn, shaped around well-stocked flower beds, borders and shrubberies with a trellis-work enclosure for the LPG storage tank in the corner and climbing plants trained over.



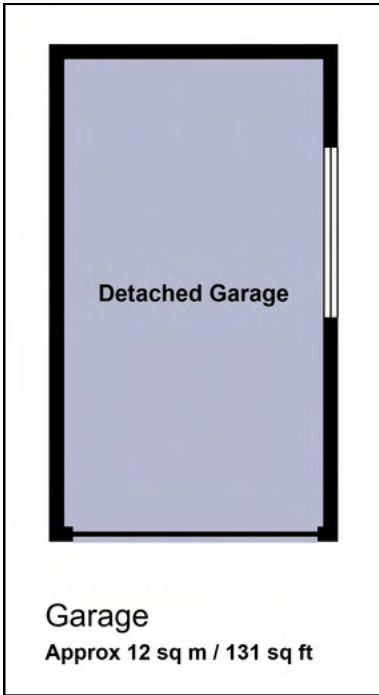
A flagstone-paved pathway leads around the front of the property and continues to the side, with a lawn and hedge adjacent.

There is a further outside tap here, sensor wall light and external electricity meter cabinet.

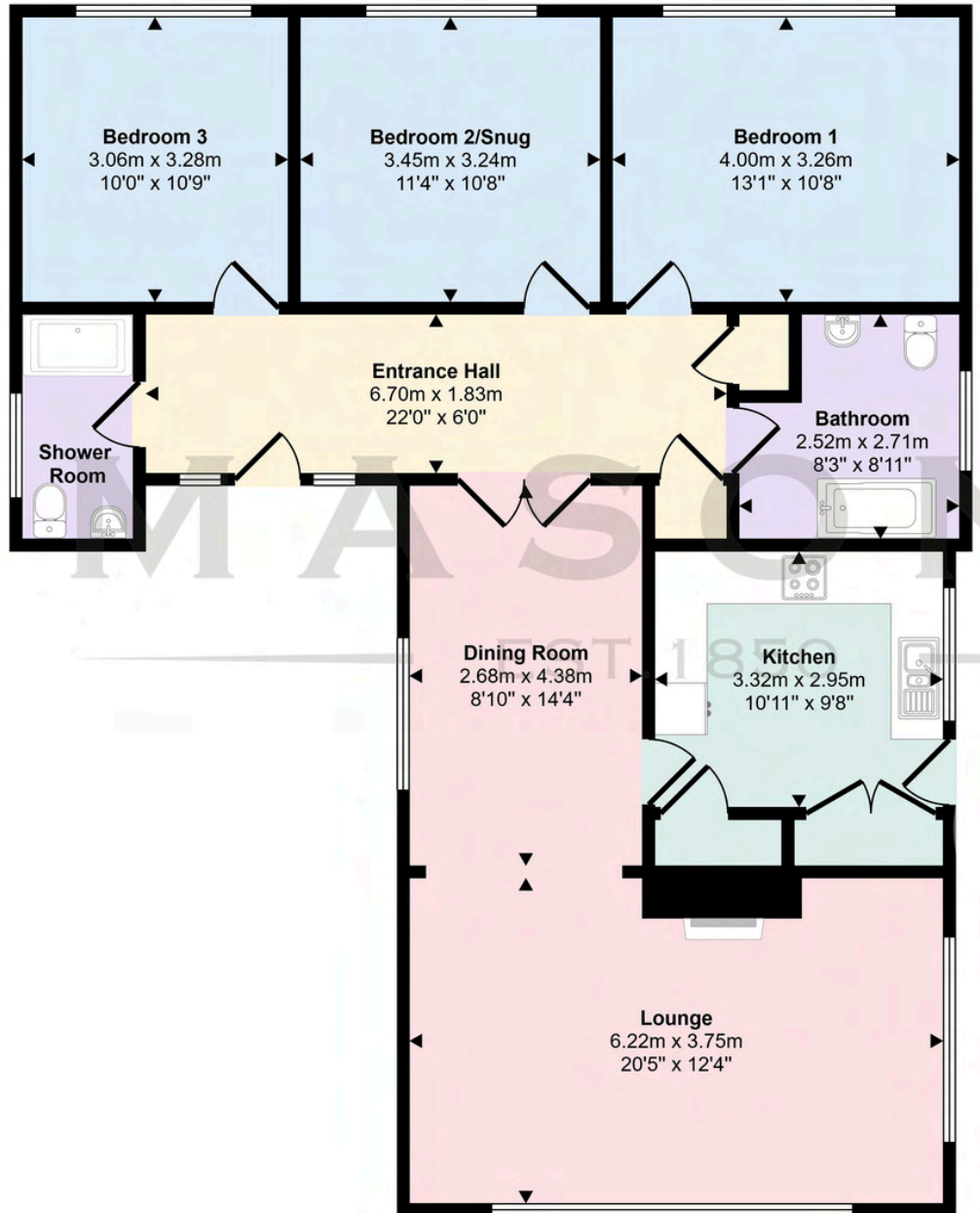


The pathway continues to the rear garden which is separated to form a large, flagstone-paved patio ideal for garden furniture and al fresco dining with a lawn adjacent, having inset ornamental trees and shrubs, together with trellis-work for climbing plants.





Approx Gross Internal Area
123 sq m / 1323 sq ft



Floorplan
Approx 111 sq m / 1192 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.

Yarburgh

Country Village Life



Just 4 miles to the north-east of Louth market town, Yarburgh has a landmark church dedicated to St John the Baptist and which rose from the ashes after a fire, following which it was re-built in 1405. There is a village hall with local events taking place and the disused Louth Navigation canal runs along the village fringe. The name Yarburgh means “a fortification made of earth”.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is about 3 miles from the village and is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland.

The Lincolnshire coast is about 6.5 miles away at its nearest point and includes extensive nature reserves, beaches and sand dunes, with resorts including Cleethorpes to the north and Mablethorpe, Sutton-on-Sea and Chapel St. Leonards to the south.



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.

On the western outskirts of Louth are the scenic parks of Westgate Fields and Hubbards Hills, the latter donated to the town in the early 20th Century and a steep sided park with grass and tree-lined banks above the winding River Lud, leading into the town centre.

The main business centres are in Grimsby and Lincoln.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 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, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///walnuts.inched.beanbag

Directions

Proceed away from Louth on Brackenborough Road and after leaving the town outskirts, follow the country lane ignoring the left turn to Covenham. On arriving at the T junction in Yarburgh, turn left and after just a short distance, Mallan is positioned on the right behind a screen hedge and elevated above the lane.

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

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