



50 Crowtree Lane

MASONS

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50 Crowtree Lane

Louth, LN11 9LN



Positioned on the highly sought-after Crowtree Lane on the west side of town, this beautifully presented, three-bedroom, end terrace home has been improved over recent years to provide superb family accommodation. Comprising hallway, open plan living/dining room, kitchen and three bedrooms and bathroom to the first floor. Externally, extensive gardens slope gradually away, with brick-built garden room to the rear, along with a car port providing off street parking.

Desirable road on west side of town

3 bedroom accommodation

Planning permission for extension and annex

Beautiful open plan living space

Large mature garden

Carport and garden room

Elevated position with views across
to Westgate

The property enjoys a large corner plot positioned on the junction with Irish Hill, with its gardens enjoying a south westerly aspect. The property is of red brick construction with some lovely design features in keeping with neighbouring properties and the extensive garden runs down, along the side of Irish Hill, being larger than average for this property type. At the bottom is a car port and garden room converted from the former garage, which could be returned to such quite easily. The property has uPVC windows and doors and is heated by a gas-fired central heating system.

The current vendors recently had planning approved under reference N\105\01421\24 (east lindsey council) granted on 18th November, 2024 for the extension and alterations to the existing dwelling to provide additional living accommodation, comprising a further reception room to the side with doors opening out onto a sun terrace, while to the first floor, a master bedroom suite including dressing room and en suite, which would provide four bedrooms in total, as well as reconfiguration of the existing floor space. An underground storage space would also be created beneath the sun terrace. In addition, the existing garden room would be extended to provide a one-bedroom granny annexe, having living room, bedroom and en suite. Full details and plans available from the selling agent on request.

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Ground Floor

Having covered porch to front, a uPVC door leads into the spacious hallway with timber flooring, staircase to first floor and four-panel door into the brilliant open plan family living/dining space with windows to three aspects and having a superb, large bay window to front overlooking the garden. With feature fireplace to side with multi-fuel burner, the space provides an impressive open plan entertainment area with feature arch to one side, providing space for further units, and large picture window on the rear, overlooking the garden and across to Westgate. The smart, contemporary kitchen is positioned to the rear and is a large, galley style with gloss grey units and granite-effect work surfaces. One and a half bowl sink and a good range of built-in appliances including Neff eye-level oven, induction hob and contemporary black gloss extractor hood, built-in dishwasher and space and plumbing for washing machine. Coat cupboard to side, vertical contemporary radiator, door into rear garden and large window.







First Floor

A spacious landing with loft hatch to roof space and six-panel doors to bedrooms and bathroom, with the master bedroom positioned at the rear, being a large double in size with superb views from the window across to St. James' Church spire and over the houses along Westgate. Carpeted floor and built-in storage cupboards, one housing the hot water cylinder. The second bedroom is a further bright double bedroom with windows to two aspects and having carpeted floor, with the third bedroom being a generous single with window to front and carpeted floor. The family bathroom is positioned at the rear and is a modern suite comprising P-shaped shower bath with thermostatic mixer and shower screen, tiling to all wet areas, low-level WC and wash hand basin within alcove. Downlighters, frosted glass window, heated towel rail and tiled floor.





Outside

Pedestrian gated access with steps down to front door with paving around to side with walled boundary, having high-level planted border at the front with mature shrubs, bushes and flowers. The rear garden is surprisingly large and a delightful, sunny place to relax, having a south-westerly aspect and has had many improvements by the current vendors. Extensive patio at the top level with steps up to the rear door and a further paved area, ideal for barbecues, to the side of the house with planted borders. High-level boundary wall and fencing all round, with security gates. Storage cupboards and sheds to the side, built-in beneath the kitchen, providing useful garden stores. Outside tap and lighting, with the garden extending into a spacious lawned area and a good range of plants and shrubs with fig tree to the rear. Decked area to the rear, well positioned to capture the afternoon and evening sun, an ideal space to relax and for al-fresco dining.







Secure gate leading out to the car port, having access off Irish Hill, providing useful dry storage for bins and logs, etc. and space to park one vehicle. Timber-framed car port with corrugated metal roof, adjacent which is the superb, converted garden room of brick structure and formerly the garage, retaining the remote electric roller door to front aspect, allowing it to be converted to a garage if required. Pedestrian door into the garden room which has been well developed into a smart space with plastered walls, window to side and vinyl cushion flooring. Lights and electrics provided making this a versatile space, ideal for homeworking, gym, cinema room, games room etc.

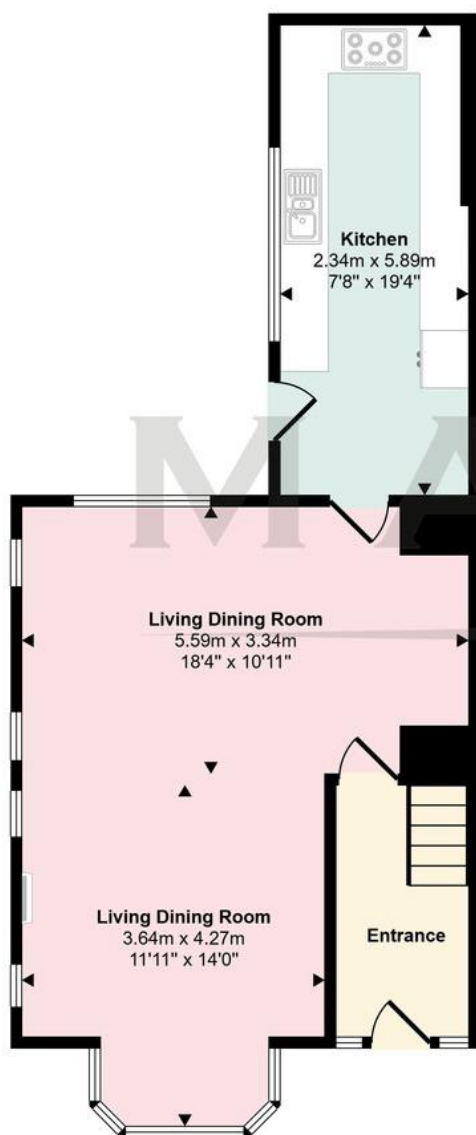




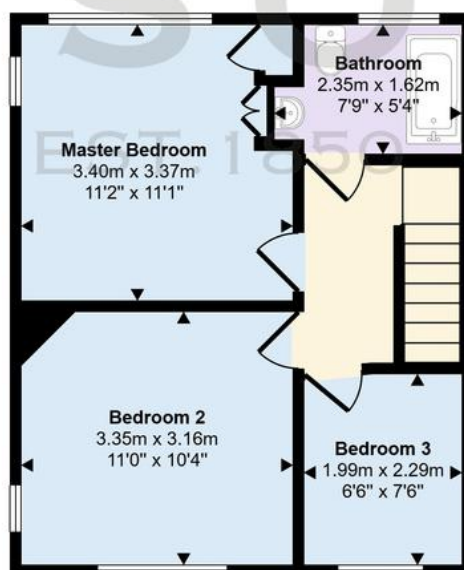




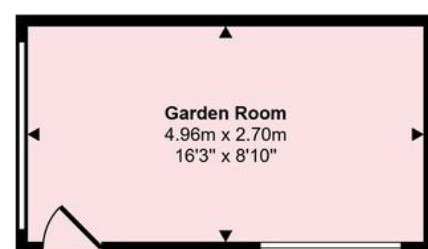
Approx Gross Internal Area
103 sq m / 1112 sq ft



Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 37 sq m / 399 sq ft



Outbuilding
Approx 13 sq m / 144 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, 26 miles away, and Grimsby, just 16 miles to the north.



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

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

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: ///audit.fails.cave

Directions

From the centre of town on Uppgate, travel south up to the traffic lights, turning right onto South Street. Proceed along and take the right turning into Edward Street and travel down the hill. Take the first left turning into Crowtree Lane and travel for some distance along, until the property is seen on the right-hand side with the junction of Irish Hill.

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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EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

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