



Westcroft

Irish Hill, Louth

M A S O N S
— Celebrating 175 Years —

Westcroft

Irish Hill, Louth
Lincolnshire LN11 9YL



A very rare opportunity to acquire an individual detached bungalow in the prime residential area of Louth. Positioned on the west side of the Conservation Area, close to the Golf Club and providing well-proportioned three bedroomed accommodation the property has ample parking space, a garage and an attractive rear garden enjoying a peaceful sunny aspect, especially during the afternoon and evening.

Thought to date back to the late 1960's, the property has brick-faced and rendered principal walls with timber panels beneath a pitched, concrete tiled main roof with some projecting flat roof extensions. The accommodation is well-proportioned with three good double bedrooms and a spacious lounge with patio doors onto the rear garden. The property has been appreciated especially for its exceptional location and proximity to both the town centre and the scenic parks in Westgate Fields and Hubbards Hills. A number of windows have been replaced with uPVC double-glazed units and heating is by a gas central heating system. In summary, a rare opportunity with tremendous potential.

Prime sought-after residential location

Detached 3-double bedroom bungalow

Attractive gardens and spacious driveway

Garden enjoying afternoon/evening sun

Lounge, dining hall, inner hall

Bathroom and ensuite 2nd bathroom to bedroom 1

Kitchen and utility room with door to garage

Walking distance of town and scenic parks

For sale with NO CHAIN

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The main entrance is at the front of the bungalow where a double-glazed front door and matching side panel opens into an enclosed **entrance lobby** with ceramic-tiled floor, matwell and light. An inner glazed door opens into the **dining hall**, an L-shaped room with sliding doors to a store cupboard on one side. The coved ceiling has pendant and spotlight fittings and there is a radiator, smoke alarm and feature brick wall. A French door opens onto the rear patio and garden.



The **lounge** is a room of elegant proportions positioned at the rear of the bungalow with a window facing the rear patio and a wide double-glazed patio door presenting a fine view across the rear garden and leading to outside.



The lounge has three double radiators and a stone feature fireplace with slate hearth and mantel shelf, currently fitted with a gas fire; the fireplace extends at one side as a built-in angled base cupboard forming a plinth for a TV. There are four wall light points, coving to the ceiling with a ceiling spotlight and a further light fitting with three spotlights to the rear bay.

The **kitchen** has a range of built-in units with wood trim and comprising base cupboards and drawers, wall cupboards with a glazed display cabinet, marble-effect work surfaces and tiled splashbacks. The two and a half bowl stainless steel sink unit has a pull-out drainer. Appliances include a stainless steel four-ring hob, pull-out cooker hood above, electric oven set at intermediate height for easy access and recess beneath the hob with microwave oven. One unit houses the refrigerator. There is a radiator, an electric cooker panel and a diffused strip light.





A connecting door leads to the **utility room**, a useful and spacious area with a double radiator, space with plumbing for washing machine and ample space for a condensing dryer. There are wall shelves, two windows, glazed door to outside and an internal door to the garage.

An **inner hallway** is accessed through a glazed door and glazed surround from the dining-hall. This hallway is L-shaped overall to include two built-in double cupboards, one containing the copper hot water cylinder with lagging jacket and immersion heater and high-level storage cupboards over. Adjacent is the Ideal Mexico gas central heating boiler with programmer to the cupboard over. There is a smoke alarm and a trap access with drop-down ladder to the roof void which contains the cold water cistern and a large area which is boarded creating a useful storage space. Doors from the inner hall lead to the bedrooms and bathroom.

The **main bedroom** is at the rear and is a spacious double room with rear bay having a window overlooking the main garden and two built-in double wardrobes to the side with clothes rails, shelving and top cupboards.

There are two radiators in this bedroom and four spotlights to a ceiling fitting. A connecting door gives access to the ensuite bathroom.





The **ensuite bathroom** is particularly spacious with a light-coloured suite comprising a panelled bath with two grips, a low-level WC, a bidet and a vanity wash basin set into a double cupboard with four drawers; above there is a mirror and tube light together with a shaver socket. The bathroom also has a ceramic tiled shower cubicle with folding screen door, Aqualisa mixer unit and spotlight to one side. The walls of the bathroom are part ceramic tiled and there are, single and double radiators, an extractor fan and two windows. A recessed wall cupboard is shelved internally.





The **second bedroom** is a good-sized double room with a radiator and a recessed double wardrobe having clothes rails and storage cupboards over. The wide window is on the side elevation

The **third bedroom** is a good-sized single or smaller double room also having a recessed double wardrobe with sliding doors and fitted with clothes rails, drawers and storage cupboards over. A radiator is beneath the window on the side elevation.

The **bathroom** is a good size and fitted with a white suite comprising a vanity wash hand basin set into a white base unit with cupboard under and concealing the cistern of the low-level WC adjacent; the panelled bath has grips and a shower mixer unit above together with a folding glazed side screen. There are two radiators, a towel rail, coved ceiling and extractor fan. Above the wash basin is a mirror, tube light and shaver socket with further spotlight and additional light over the shower area. There is a mirror-fronted cabinet.





Outside

The bungalow stands extremely well behind a grass verge and stepped brick boundary wall capped in stone with brick pillars on either side of the entrance drive into a tarmac-paved parking forecourt providing ample space for a number of cars and good turning area whilst also giving access to the attached garage which has a remote-control, motorised up and over door, side window, wall shelves, light and power. The gas and electricity meters are positioned in the garage, together with the consumer unit with MCBs.





The front garden has flower and shrubbery borders together with many colourful mature rose trees and pathways leading around either side of the bungalow to the main garden at the rear. The pathway on the right is flanked by a lovely variety of planted shrubbery beds

To the rear of the bungalow there is an attractive mature garden laid to lawn with a York stone patio extending to form a pathway and the garden enjoys the sun, particularly from late morning into the evening.

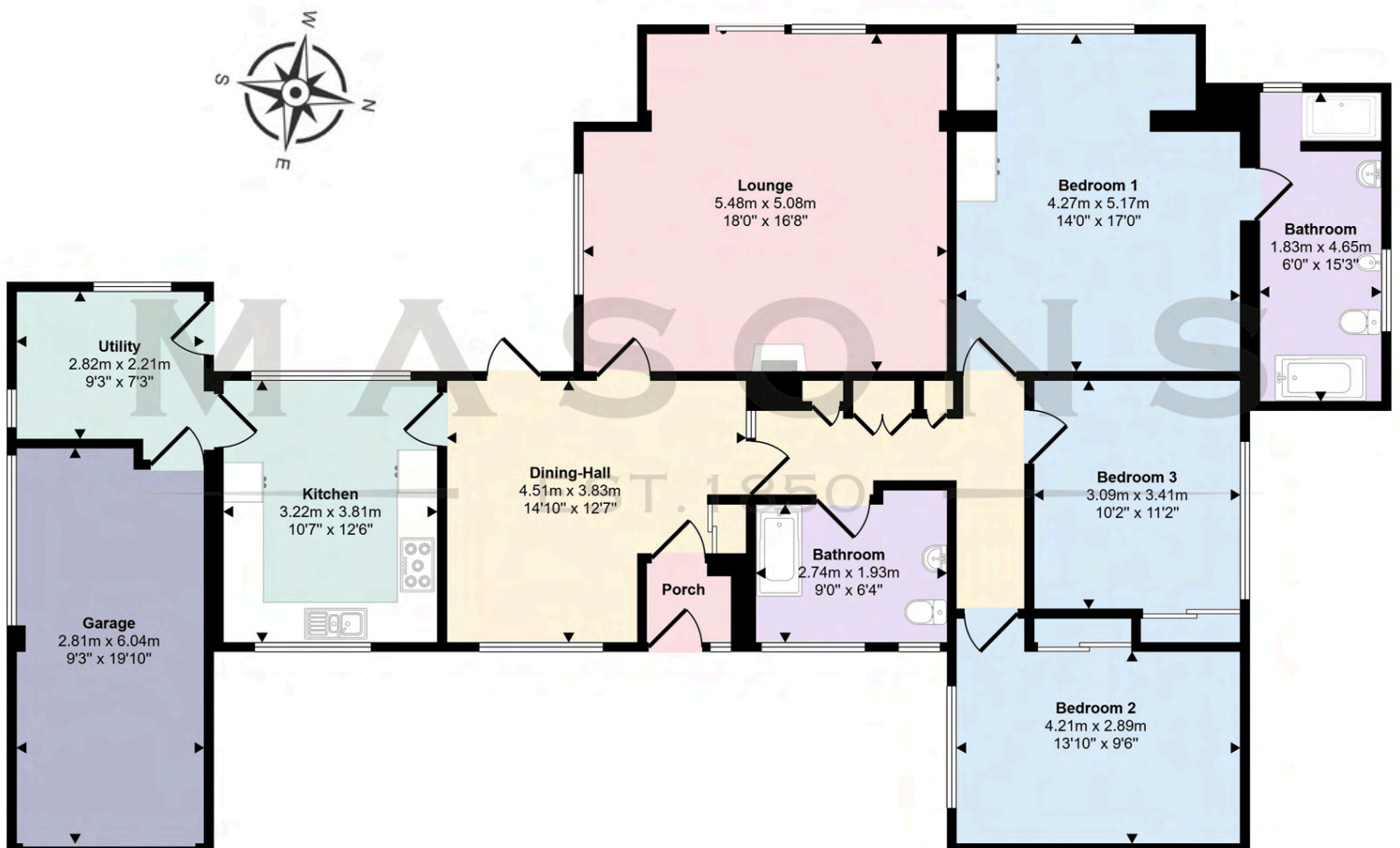
The lawns are shaped to well-stocked shrubberies, flower beds and borders. There is a metal-framed greenhouse partly concealed to one side and a timber garden shed. The exterior has two outside water taps, sensor spotlights and a corner bulkhead light. There is a further outside light to the side of the property.







Approx Gross Internal Area
157 sq m / 1694 sq ft



Floorplan

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

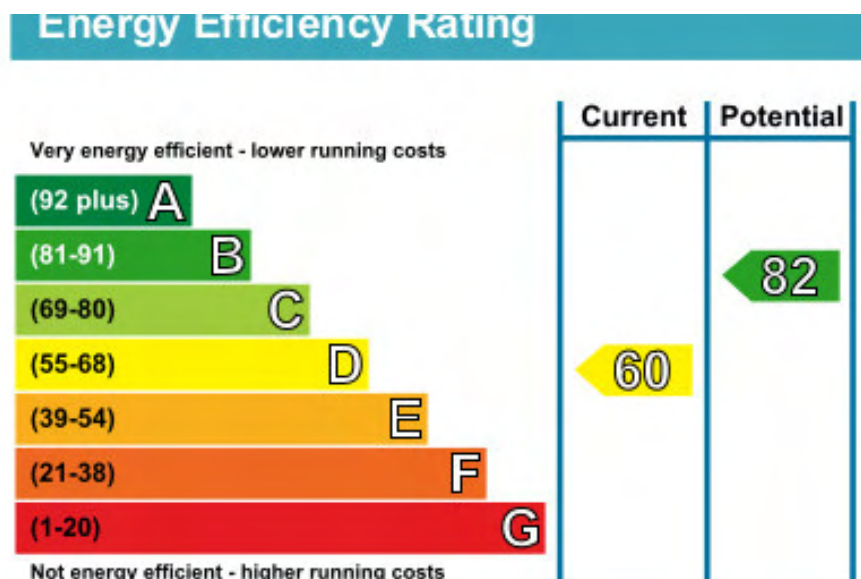
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect 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, a tennis club close to the property, 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. The Humberside Airport is about 25 miles away.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

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: ///hood.plans.tonic

Directions

From St. James' church travel south along Upgate and after the zebra crossing take the narrow right turn along Gospelgate. Proceed to the T junction, turn right along Breakneck Lane which leads into Westgate and take the first left turn into Irish Hill.

The bungalow is on the right side before reaching Crowtree 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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