



# Rushley Croft

St. Mary's Lane, Louth

**M A S O N S**  
— Celebrating 175 Years —



# Rushley Croft

35b St. Mary's Lane  
Louth  
Lincolnshire LN11 0DU



Rare sought-after location

Panoramic views to St James' church

Greatly improved in the last 3 years

Large mature gardens

Superbly orientated for sunshine

Driveway and integral double garage

3 double bedrooms in separate wing

Fully re-fitted ensuite & family shower rooms

Open-plan reception area and dining-kitchen

New units, granite tops, integrated appliances

Extended and re-modelled utility room

Lounge with patio door to rear garden

Home office/study in rear wing extension

Gas central heating system

uPVC double glazed windows

Enjoying a prime residential location with stunning panoramic views towards St. James' Church, this greatly improved, detached bungalow has been extended and modernized, providing three double bedrooms, two contemporary shower rooms, an attractive lounge, a spacious, open plan re-fitted kitchen, dining room and reception area, an extended utility room and a rear extension providing a home office or study.

The sun travels round the lovely mature gardens from morning until nightfall from front to rear. A driveway provides parking space and access to an integral double garage with remote-controlled door. The bungalow has a gas central heating system and double-glazed windows.

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## The Property

This individual detached bungalow is understood to date back to the 1980s and has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete tiles. The windows to the main accommodation are uPVC double-glazed with a secondary-glazed garage window.

The integral garage provides potential for conversion into additional accommodation within the existing structure if required, subject to obtaining planning/building regulation consent as may be necessary, and the original double-width block-paved driveway has been extended at the side to create an additional gravel parking space. In the last three years, the property has been significantly improved, re-arranged and extended, with a cavity wall rear wing having a pitched roof over, creating a second rear gable and providing a study/home office and store. A new condensing gas combination boiler was installed for the central heating system and new radiators as required.

The original kitchen and dining-hall have been combined to create a re-fitted, open plan kitchen, dining space and reception area with new flooring, lighting and a built-in modern range of units with island and integrated appliances.

The ensuite and family shower rooms have been fully refitted and re-tiled in contemporary themes, and the utility room has been enlarged internally. Bedrooms one and two now each have contemporary wardrobes fitted in a grey colour scheme with spotlighting.

The bungalow has been very well designed with segregated living and bedroom accommodation and the large, double-glazed windows afford some amazing views across the surrounding mature wooded areas to the rear and the mature gardens, taking in a splendid panorama to the south-east dominated by the spire of St. James' Church. The sun travels round the elevations from front, to side and then rear in the afternoon and evening.





## Accommodation

The main entrance is at the front of the property with a wide, recessed **porch** having quarry-tiled floor, wall lantern and white uPVC six-panel front door. This opens into a spacious **open plan reception area and fitted dining kitchen** with oak-effect laminated floor covering throughout and double-glazed patio doors onto the rear patio and garden beyond.

The **kitchen area** has been fitted with a range of units in pale grey, comprising base cupboards, integrated Neff dishwasher, drawer units with deep lower pan drawers, integral fridge/freezer, tall larder cupboard and a tall unit housing the mid-level Neff electric, fan-assisted double oven incorporating grill. The base units are partly positioned beneath a large central island unit and the granite work surfaces and up-stands are in contrasting black granite with sparkles and extending from the island unit to create a breakfast bar.







Set into the work surface is a Neff five-ring gas hob with a black glass splash-back featuring red chillies; above is a modern glazed and matt black cooker hood with twin spotlight downlighters. There is a sink unit set into the work surface with brushed chrome lever mixer tap and window above with roller blind, and from which there are some amazing views over the front garden towards St. James' Church. A wall cupboard unit is fitted on each side of this window.

There is a further wide window enjoying the same wonderful views in the dining area and the coved ceiling has LED downlighters and a mains-powered smoke alarm. By the main entrance, is a cloaks cupboard having coat rail, shelving and the electricity consumer unit. There are door chimes, two conventional radiators and a tall designer radiator. A wall bracket and aerial point with power sockets are in place for a wall-mounted TV.





The **lounge** is a reception room of elegant proportions with a large window to the rear elevation and wide, double-glazed patio door and side panel on the side elevation opening onto the rear patio and garden. This enjoys the sun, particularly in the afternoon and evening.

A marble fireplace and hearth is set into a white Adam-style surround and has an electric, coal-effect fire. There is a corner built-in display and bookshelf unit with a double door, angled cabinet, all forming a plinth for a TV above.

The ceiling is coved and there are two wall light points, two double radiators, a light dimmer switch and both the window and patio door each have louvre blinds.







A glazed door leads from the kitchen to the **spacious utility room** which is fitted with a range of units in matt blue-grey tones and comprising base cupboards and drawers, tall cupboard unit, wall cupboards and roll-edge, oak-effect work surfaces with Metro-style ceramic tile splash-backs and an inset, single drainer, stainless steel sink unit. The oak-effect laminated floor covering extends through from the kitchen.



There is ample space for appliances such as an additional fridge, freezer, etc. and beneath the work surface, a twin recess provides space for a tumble dryer and space with plumbing for a washing machine. The Ideal gas combination central heating boiler is located here and there are internal windows to an integral store and to the study/home office. There are glazed and part-glazed (both double-glazed) doors on the rear and side elevations to outside. Lighting is by two strip lights and there is a radiator to one side. A connecting door gives access to the double garage.



A six-panel door leads from the utility room to the **study/home office**, tucked away from the main accommodation with radiator, strip light and rear window.

A **long inner hallway** gives access to the bedroom wing and has a coved ceiling, moulded dado rail, three recessed ceiling lights and two six-panel doors opening into two useful storage/linen cupboards.



**The master bedroom** is L-shaped and positioned at the front of the bungalow with a wide front window presenting beautiful views taking in St. James' Church spire. There is a further window on the side elevation and both windows have roller blinds.

A contemporary range of wardrobes has been fitted in matt grey with sliding doors, one having a mirrored door, and within are clothes rails, shelving and basket drawers, together with two ceiling spotlights over.

The recess of the room has a built-in, contrasting cream-coloured dressing table with eight drawers and a ceiling spotlight over. Heating is by a double radiator and there is a six-panel door opening into the re-fitted ensuite shower room.









**The ensuite shower room** has a marble-style, tiled floor and wall tiling, extending into a large easy-access shower with tiled seat and plinth shelf, wall grip, a thermostatic shower unit with handset on wall rail and a wide glazed screen.

In a contrasting darker marble style, there is a split-level, suspended vanity unit with two circular, plinth-mounted wash basins, each having tall, chrome pillar lever tap and adjacent, the suspended white, low-level WC has a tiled enclosure concealing the cistern and a Gerberit dual-flush control.

Above the vanity unit there is a three-door, mirror-fronted cabinet set into contrasting Metro-style wall tiling to full height and this extends into the reveal of the front window. Heating is by a matt silver, ladder-style radiator/towel rail and the ceiling has LED downlighters and an extractor fan.

**Bedroom two** is a double bedroom at the rear and has built-in wardrobes complementing those of the master bedroom in matt grey, with clothes hanging rails, shelving and basket drawers. There is a double radiator, coved ceiling with inset LED downlighters and windows to the side and rear, each with roller blind and providing lovely garden views.



**The third double bedroom** is also at the rear and is spacious, with coved ceiling and ceiling light, radiator and rear window with roller blind overlooking the rear garden.











The family shower room has been re-fitted in a complementary style to the ensuite shower room and has marble-style flooring and wall tiling, a wide shower cubicle with glazed screen, grip and thermostatic shower unit having handset on rail and ceiling extractor fan, together with downlighters.

The white suspended, low-level WC has a Gerberit dual-flush control for the concealed cistern and adjacent, a vanity unit on split levels in dark marble style has a plinth mounted circular whitewash basin with chrome pillar lever tap. Heating is by a silver-coloured, ladder-style radiator/towel rail and there is a wide LED illuminated wall mirror.

The **integral double garage** has a remote-control, motorized up and over door, a single-glazed side window with secondary glazing, strip lights and a useful range of wall cupboards and shelving. The trap access into the long roof void over the entire building is located here.





## Outside

The gardens are an exceptional feature of the property and are principally laid to a large lawn at the front with hedges to the boundaries on two sides and a variety of established ornamental shrubs, flowering plants and bushes set into a border around the front gable wing and by the front entrance.

A block paved double width driveway provides forecourt parking and gives access to the double garage. An additional gravelled parking area has been formed by the driveway. A flagstone pathway leads across to the main front entrance comprising a wide porch with quarry-tiled floor and wall lantern by the front door. A further wall light is positioned above the name plaque by the garage door and there is a street lamp style lamp by the drive.







On the right side a pathway leads around the bungalow with two outside lights and the external gas and electricity meter cabinets to a ledged and braced arched door set into a screen wall to the rear garden. On the left side of the bungalow, the lawned garden extends from the front with trelliswork covered in climbing roses and a walk-through centre arch to the rear garden.

Again largely laid to lawn, the rear garden has a very attractive rear border with some lovely established trees, shrubs and bushes, lit at night by uplighters and against a backdrop of mature trees beyond the property with a spacious flagstone and dwarf brick wall around. Further flower beds extend around the patio with a curved, brick-lined cobbled shrubbery bed and there are outside wall lanterns together with a floodlight over the patio. This area enjoys the late afternoon and evening sun in particular, though in the rear corner an angled arbour with rendered walls and cedar shingle roof catches the earlier sun, and has a brick-lined flagstone base, two raised beds and two up/downlighters.



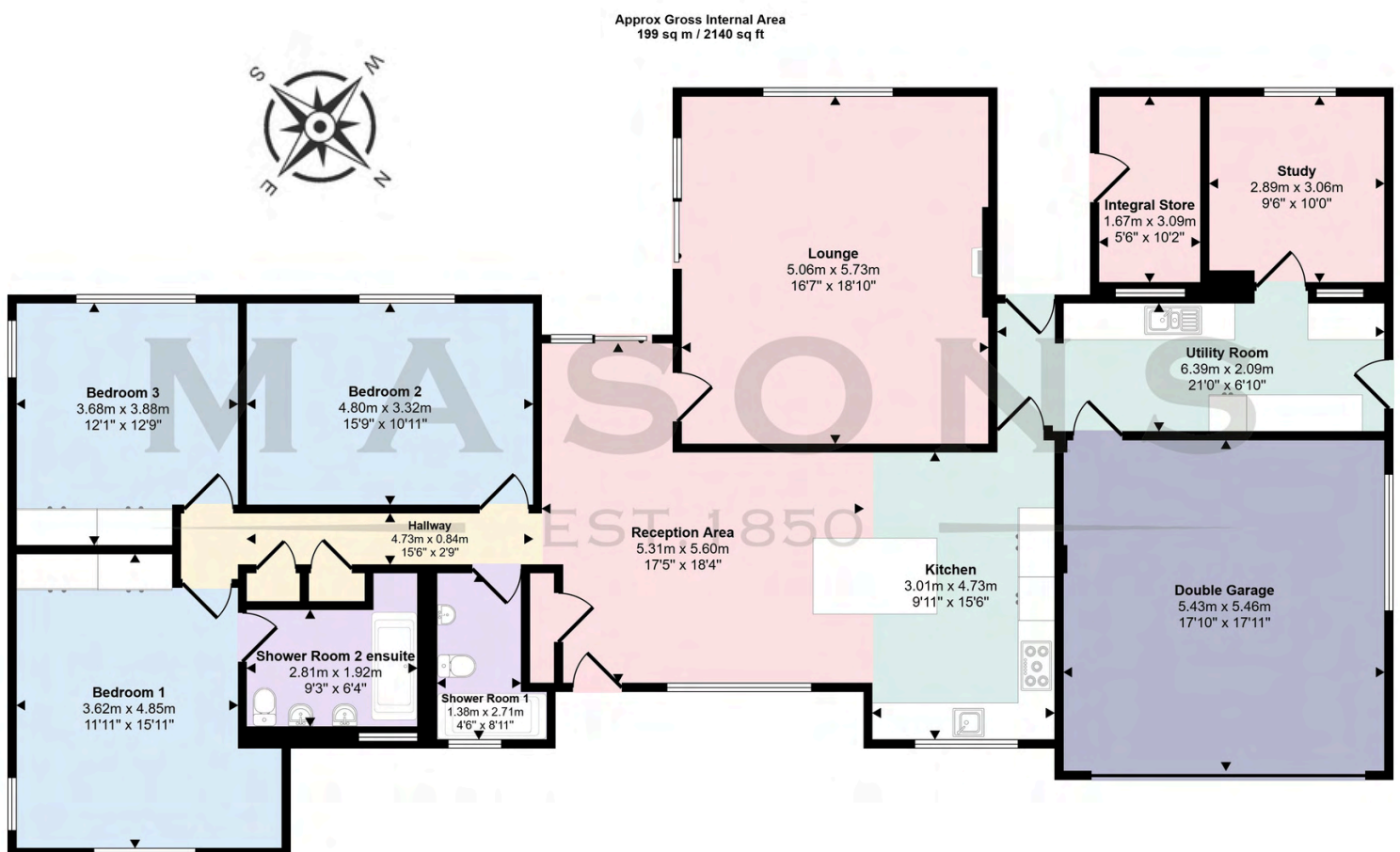
A flagstone and block pathway leads across from the patio to the rear extension wing with flower border adjacent, outside tap and floodlight to the gable. There is a useful integral store by the rear utility room door with a white uPVC door, plastered walls, strip light, power points and wall shelving. At the side of the rear wing there is space to keep wheelie bins out of sight.











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.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>	58   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band F

### 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. Drainage is connected to the mains via a shared catch pit and pump located in the adjoining property.

### Tenure

Freehold

### Location

What3words: ///cubs.ankle.certified

### Directions

Directions From St. James' Church in the centre of Louth, proceed north along Bridge Street and into Grimsby Road. After a short distance bear left along St. Mary's Lane, continue past the right turning into St. Mary's Park and look for the private shared driveway on the left side between numbers 33 and 35 St. Mary's Lane. The bungalow will be found a short distance along this driveway on the right side.

### Agent's Note

NB - the EPC was completed prior to the improvement works and the installation of the new central heating boiler.

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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