



5 Bolle Road

Louth

MASSONS
— Celebrating 175 Years —

5 Bolle Road

Louth
LN11 0GR



Spacious 3 bedrooms

Three storey mid terrace

A short walk away from Louth's Market Town

Modern stylish finish

Smart kitchen with appliances

Sunny South facing garden

Parking and garage adjacent to the property

This impressive three-storey home, built in 2007, showcases modern design and has been finished to an exceptional standard throughout. Offering a stylish and versatile layout, the property is ideal for contemporary family living. The ground floor boasts a welcoming entrance hall, leading to generous snug and kitchen dinner which are finished to a high specification, with quality fittings and attention to detail evident at every turn.

Upstairs, a well-proportioned lounge space and bedroom provide comfortable and private retreats. The top floor offers further versatile accommodation, with additional bedrooms, including a luxurious master suite with en-suite facilities and a guest bedroom.

High-quality finishes, modern fixtures, and thoughtful design combine to create a home that is both practical and elegant. This stylish property delivers all the benefits of modern living, making it an ideal choice for buyers seeking space, comfort, and sophistication.

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This stunning open-plan kitchen, dining, and living area is the true heart of the home, designed with both style and functionality in mind. The beautifully appointed kitchen is finished to a high standard, with timeless shaker-style cabinetry, elegant marble-effect worktops, and a striking tiled splashback that adds a touch of character. The generous layout provides an abundance of storage and workspace, with integrated features and a large range-style cooker that makes it ideal for those who love to cook and entertain. A bright window above the sink floods the space with natural light.

Adjoining the kitchen, the snug/living space offers a warm and inviting retreat, designed for relaxation and comfort. With soft, neutral tones this room provides the perfect balance of cosiness and style. Its versatile layout makes it ideal as a family lounge, a peaceful reading corner, or even a play area for children, allowing it to adapt to the needs of modern living. Whether enjoyed as a quiet space to unwind or a welcoming spot to gather with family, the snug adds real charm and character to this impressive open-plan setting.

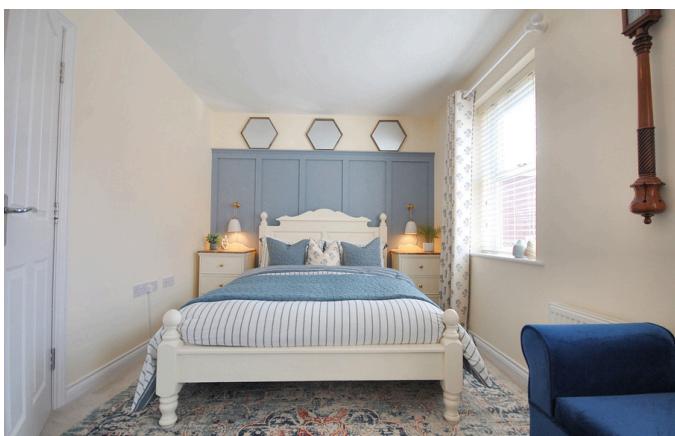
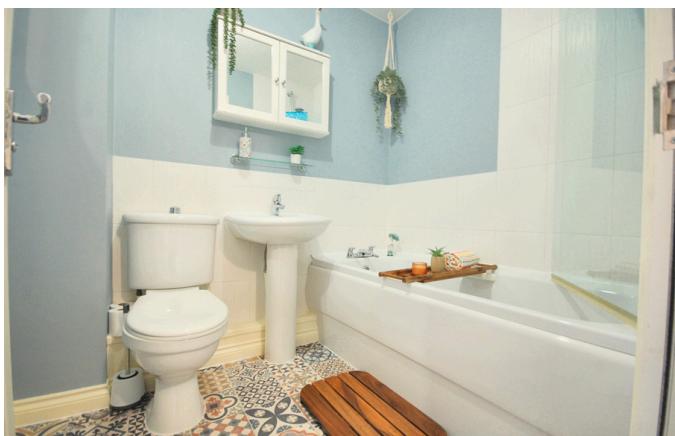




This stylish living room offers a perfect blend of character and modern elegance, with beautifully panelled walls painted in a rich, contemporary shade. Generous windows flood the space with natural light, creating a bright and welcoming atmosphere throughout the day, while also offering views to the outside green.

Well-proportioned and spacious, the room provides excellent flexibility for a variety of layouts, making it equally suited to cosy family living or entertaining guests. The high-quality finish, combined with the clean lines of the wall panelling, adds a sense of sophistication and depth to the space. With its impressive size and inviting ambiance, this room is a true highlight of the property.





The first-floor family bathroom is a bright and inviting space, thoughtfully designed with both style and practicality in mind. Finished in calming tones, it features a modern three-piece suite comprising a bath with overhead shower and glass screen, pedestal wash basin, and WC. Decorative patterned flooring add a touch of character, while the half-tiled walls provide a clean and contemporary finish.

Bedroom Two is a spacious double bedroom situated on the first floor, offering a calm and inviting setting. The room enjoys excellent proportions, with ample floor space that allows for both a large bed and additional furnishings without feeling crowded.

Two windows provide an abundance of light, creating a bright and uplifting atmosphere throughout the day. The décor is finished in soft, neutral tones complemented by an attractive panelled feature wall, giving the space a sense of style while remaining versatile for personal touches.



Bedroom Three is a spacious and inviting double room on the second floor, finished in a light, neutral palette that enhances the natural brightness from its two well-positioned windows. The room features a charming decorative panelled feature wall, adding character and style while keeping the overall feel modern and elegant. With its generous proportions, there is ample space for wardrobes, drawers, and additional furnishings, making it a highly practical room for a growing family or as a comfortable guest bedroom.







The master suite is a true selling point of the home – a spacious and beautifully finished room that combines style with comfort. Flooded with natural light, it offers generous proportions with plenty of room for wardrobes, a dressing area, or even additional seating, making it a versatile and luxurious retreat. The adjoining en-suite enhances the appeal, featuring a sleek shower, modern tiling, and high-quality fittings, providing the perfect blend of everyday convenience and boutique-style living.

This attractive south-facing garden enjoys excellent natural light throughout the day and is designed for both relaxation and easy maintenance. It features a neatly kept lawn bordered by gravel and paving, providing a clean and practical layout. A dedicated seating area creates the perfect spot for entertaining or outdoor dining, while a variety of planters and established shrubs add greenery and seasonal colour. The painted fencing and decorative details enhance the sense of privacy and charm, making this a welcoming and versatile outdoor space.

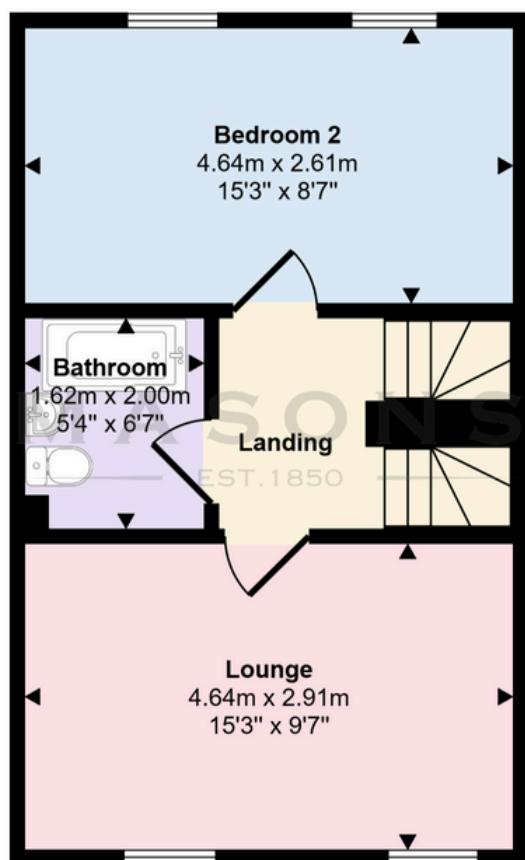






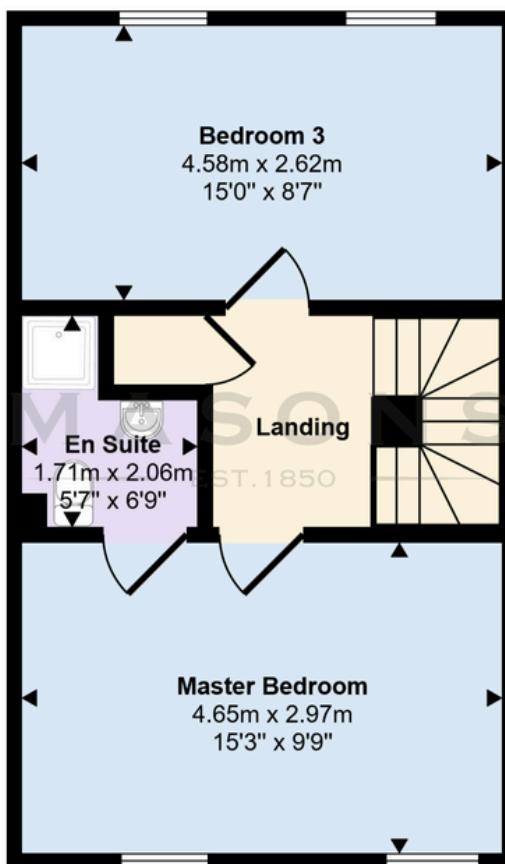
Ground Floor

Approx 36 sq m / 388 sq ft



First Floor

Approx 36 sq m / 390 sq ft



Second Floor

Approx 37 sq m / 393 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

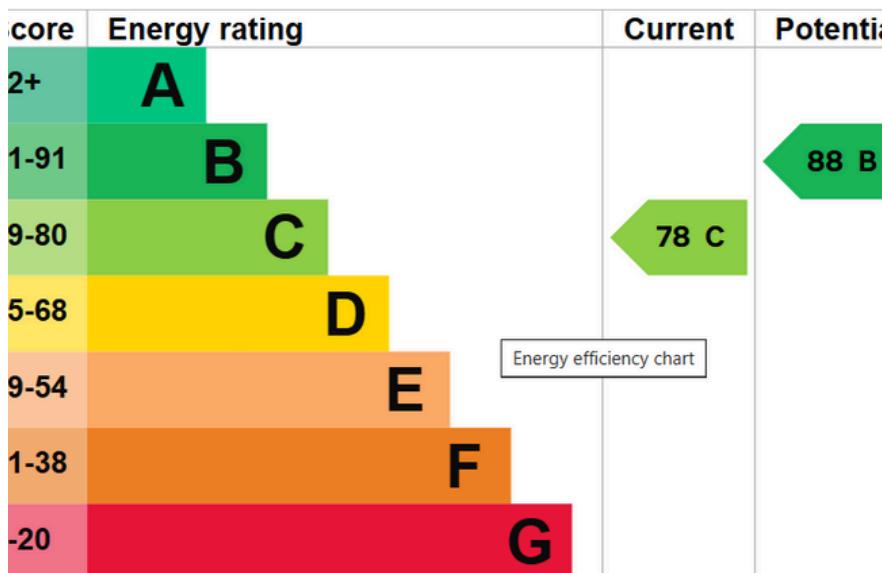
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect 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.





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: ///shine.odds.advantage

Directions

Travel through the centre of Louth along Mercer Row and Eastgate, then on the far side of the town centre at the second mini roundabout take the first exit along Ramsgate. Continue to the next mini-roundabout and take the first exit onto Newbridge Hill. The second turn on the left is Bolle Road, just after the Aldi Store on the right, and number five is a short way along on the left side.

Agent's Note

The property is liable for a service charge to Meadfleet for the maintenance of the shared green areas within the development and is currently approximately £40 per quarter.

Beyond the garden is a parking space and a single garage 5.40m x 2.59m which we understand is held on a separate lease subject to a 999 year term from 1st January 2007 and has an up and over door, power and lighting.

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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