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## St Marys Park, Louth



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£565,000



We are pleased to offer for sale this family residence situated within a prime and sought after location of the town, boasting great views of St James Church. The property is decorated throughout in neutral scheme as well as benefitting from a new dry verge roof. This well presented and spacious property needs to be viewed internally to fully appreciate what is on offer. Benefiting from gas central heating and majority uPVC double glazing.

- Key Features**
- Spacious Detached Family Home
  - Sought After Prime Location
  - Stunning Recently Fitted Kitchen
  - Lounge
  - Dining and Sitting Room

- Five Double Bedrooms
- Ensuites to Master and Second Bedrooms
- Double Garage and Driveway
- EPC rating TBC
- Tenure: Freehold





## Location

The property is located in one of Louth's prime addresses within walking distance of the Town centre. The market town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few, together with the renowned market running three times a week. Excellent road links via the A16 and regular local bus service. Excellent nursery, primary and secondary schooling nearby.

## Entrance Hall

Welcoming entrance hall decorated in a neutral theme with part glazed uPVC entrance door with double glazed side panels to both sides. Wooden split level staircase rising to the first floor accommodation with open under stairs storage area. Radiator. Telephone point. Storage cupboard with rail handy for storing coats and shoes. Doors leading to breakfast kitchen, lounge and cloakroom.

## Cloakroom

UPVC double glazed window to the front elevation. Fitted with a modern two piece white suite comprising close coupled wc and wash hand basin with attractive tiled splash back.

## Lounge

6.1m x 3.7m (20.1ft x 12.07ft)

Large uPVC double glazed window to the front elevation providing a light and airy feel to the lounge. Fire surround made up on wooden mantle piece and tiled hearth and inset incorporating a living flame effect gas fire. Coving to ceiling. TV aerial. Radiator. Double doors leading into dining room.

## Dining & Sitting Room

6.1m x 3.4m (20.08ft x 11.04ft)

This extended dining and sitting room benefits from a UPVC double glazed window to side elevation. UPVC double glazed French style patio door leading to the rear garden with matching side panels to either side. Radiator. Door leading through to the kitchen.

## Breakfast Kitchen

3.7m x 3.1m (12.06ft x 10.06ft)

UPVC double glazed window to the rear elevation. Recently fitted with a range of stunning wall and base units with complimentary work surface. Over incorporating a stainless steel 1½ bowl sink unit with mixer tap and drainer. Built in Lamona twin oven to face height, Lamona four ring electric hob with concealed extractor over and an additional Lamona grill oven. Attractive brick style tiling to splash areas. Plumbing for Washing machine or dishwasher. Radiator. Open through to the conservatory area and door to the dining & sitting room.

## Conservatory

5.8m x 3.1m (19.03ft x 10.06ft)

UPVC conservatory with vaulted ceiling and fan. French style doors opening to the paved patio area in the rear garden. Radiator.

## Utility Room

4.3m x 1.8m (14.04ft x 6.01ft)

UPVC double glazed window to the rear elevation and matching part glazed entrance door to the rear. Fitted with a range of wall and base units with complimentary worksurfaces over incorporating a stainless bowl sink unit with a mixer tap and drainer. Plumbing for washing machine. Housing the gas fired Ideal condensing boiler. Radiator. Door leading to integrated double garage.

## Landing

The split level staircase leads to the first floor landing which provides access to four of the five bedrooms and family bathroom. Airing cupboard housing the hot water cylinder. Pull down loft ladder leading to the loft room.

## Master Bedroom

3.4m x 4.6m (11.01ft x 15.02ft)

Wooden framed double glazed window's to the rear elevation. Radiator. Door leading to the en suite shower room.

## Ensuite Shower Room

UPVC double glazed window to the rear elevation. Recently fitted with a modern three piece suite comprising of a corner shower cubicle with mains rainfall effect shower and additional handheld attachment, concealed cistern dual flush WC and vanity wash hand basin with storage cupboards below. Extractor fan. Chrome heated towel rail.

## Bedroom Two

4.6m x 4.6m (15.04ft x 15.01ft)

Accessed from the split level landing leading up another set of stairs to the second bedroom. Dual aspect uPVC double glazed window to the front elevation boasting viewings of St James Church and a window to the rear elevation. TV aerial. Radiator. Door leading to en-suite cloakroom comprising of a close coupled wc and pedestal wash hand basin. Separate window to the rear elevation.

## Bedroom Three

4m x 3.4m (13.08ft x 11.04ft)

UPVC double glazed window to the front elevation boasting views of St James Church. TV aerial. Radiator.

## Bedroom Four

2.7m x 3.1m (9.01ft x 10.05ft)

UPVC double glazed window to the front elevation boasting views of St James Church. Radiator.

## Bedroom Five

3.1m x 2.2m (10.09ft x 7.11ft)

Bedroom five is currently being used as a study and benefits from UPVC double glazed window to the front elevation boasting views of St James Church. Telephone point. Radiator.

## Family Bathroom

UPVC window to the rear elevation. Fitted with a contemporary three piece white suite comprising of panelled bath with electric shower over head and glass shower screen, wash hand basin with storage below and a close coupled wc. Attractive tiling too all walls. Radiator.

## Double Integral Garage

Double integrated garage with up and over door providing additional off road parking and storage. Light and numerous power sockets.

## Outside

The front garden is laid to lawn with well established shrub and flower borders. Gated access to the rear garden and outside porch light. Extensive block paved driveway providing off road parking for several vehicles and leading to the integral double garage.

The rear garden has an elevated lawn with paved patio area and shrub boarder made up of numerous fruit trees and bushes including apple, pear and plum to name a few. Open fields to the rear. Paved pathways around the property and a timber garden shed. Outside lighting and hedges to the majority of the perimeter, the rest is made up of high level fencing.





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