



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023

feefo



9 Primrose Hollow

Louth, Lincolnshire. LN11 9JB

BELL
ROBERT BELL & COMPANY



9 Primrose Hollow, Louth



9 Primrose Hollow is a beautiful four-bedroom family home, of modern construction, with accommodation extending across over 2000 sq ft. Offering a showpiece open-plan shaker-style Sheraton kitchen, open to dining room with bi fold doors out onto rear patio. Across from this is the dual aspect lounge which opens out similarly to the rear; the ground floor also incorporates a versatile snug/office space, utility and cloakroom. The first floor provides four bedrooms, including master with en suite, a further en suite and excellently appointed shower and bathroom with Hermitage four-piece suite. With lawned gardens to front and rear, the driveway provides ample parking for multiple vehicles and leads to the double garage, with well-serviced studio / office room over.

The property provides modern fixtures complemented by a classic style (including feature coving and ceiling roses); all excellently maintained and presented. The property was completed in 2020 and occupies an end-of-road plot on a small development of similar homes.

The property is situated only a short walk from the centre of the town and its many local amenities including shops, restaurants and a choice of schools including the highly regarded King Edward VI Grammar School and Louth Kidgate Primary School, both of which currently have an Outstanding Ofsted rating. There are nearby golf clubs in both Louth and Kenwick, the latter of which also provides a spa. The Lincolnshire Wolds are a designated 'Area of Outstanding Natural Beauty' famed for gently rolling countryside and provide cycling, walking and riding routes within the nearby countryside. There are also many miles of unspoilt sandy beaches to be found just a short distance away along the nearby East Lincolnshire coastline.



ACCOMMODATION

Hallway with wood effect obscure leaded glazed door, tiled floor, radiator, ceiling light and power points. Doors to accommodation including;

Living Room having uPVC double glazed bay window to front, bi-fold doors to rear aspect; log burning stove set on stone hearth with stone surround, oak flooring, radiator, TV point, ceiling lights and power points.

Breakfast Kitchen having uPVC double glazed window to side aspect; an excellent range of modern kitchen storage units to base and wall levels, double ceramic Butlers sink inset to bevel edge worktop with drainage furrows and breakfast bar, integrated Neff fridge and freezer, oven and multifunction plus warming tray, induction hob with extractor canopy and dishwasher. Tiled floor, ceiling spot lights, floor level lights and power points. Open to:

Dining Room with uPVC double glazed window to side, bi-fold to opposite side, tiled floor, radiator, TV point, ceiling spotlights and power points. Door to:

Utility having uPVC double glazed window to side, patio door to side aspect; a good range of storage units to base and wall levels, ceramic double sink inset to roll edge worktop with drainage furrows, space and connections for under counter washing machine and dryer. Tiled floor, loft access hatch, radiator, over counter lights, ceiling spotlights and power points. Door to pantry storage cupboard and door to:

Cloakroom comprising wash hand basin inset to storage unit, low level WC, tiled floor and ceiling light.

Snug with uPVC double glazed window to front aspect; oak flooring, radiator, TV point, ceiling light and power points.

First Floor

Landing with carpeted floor, built in storage cupboard housing water cylinder, loft access hatch with drop down ladder, radiator, ceiling spotlights and power points. Doors to first floor accommodation.





Bedroom with uPVC double glazed window to front aspect; wood effect flooring, radiator, TV point, ceiling light and power points. Door to:

En-suite Shower Room having uPVC obscure double glazed window to side aspect; shower cubicle with monsoon and regular head over, ceramic wash hand basin inset to storage unit with light up mirror over and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Master Bedroom with uPVC double glazed window to side aspect; wood effect flooring, radiator, TV point, ceiling light and power points. Door to:

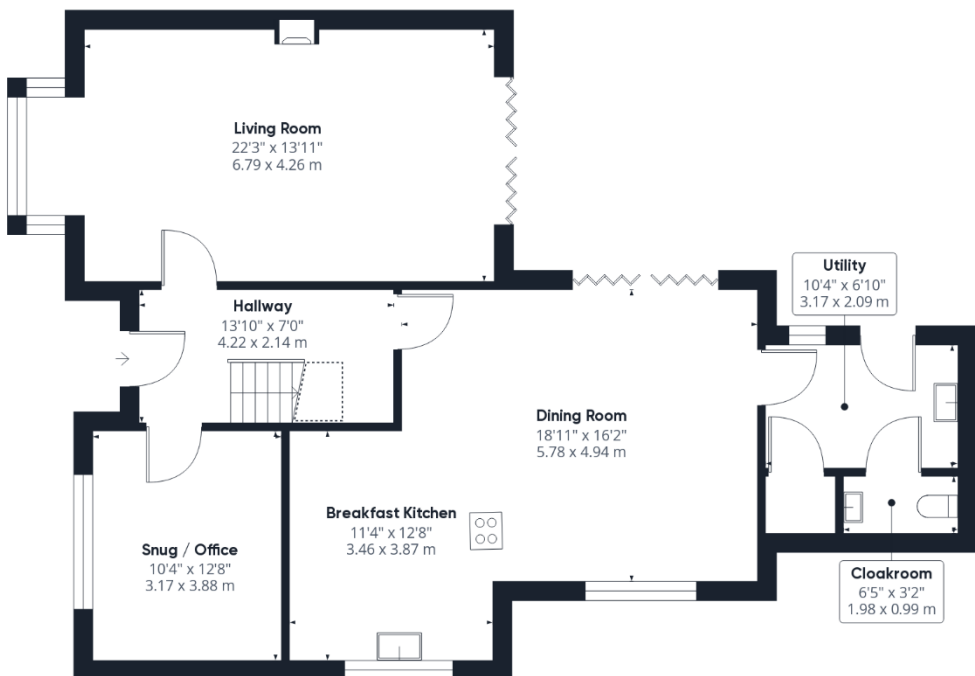
En-suite Bathroom having uPVC double glazed obscure window to side aspect; bath with board surround, separate shower cubicle with monsoon and regular head over, wash hand basin inset to storage unit, light up mirror over and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Bedroom (currently dressing room) having uPVC double glazed window to rear aspect; considerable built in wardrobe spaces, (coving, skirting and flooring retained for potential removal), wood effect flooring, radiator, central light, ceiling spotlights and power points.

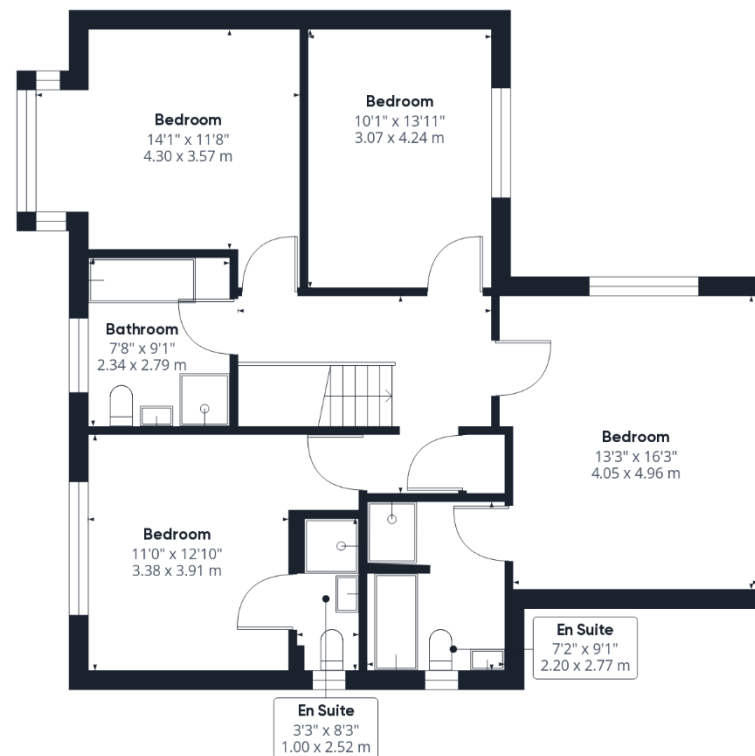
Bedroom with uPVC double glazed bay window to front aspect; wood effect flooring, radiator, TV point, ceiling light and power points.



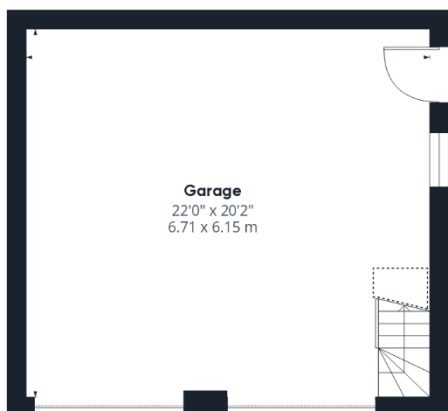
Family Bathroom having uPVC double glazed obscure window to front aspect; panel bath, shower cubicle with monsoon and regular head over, Heritage pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2885.43 ft²

268.07 m²

Reduced headroom

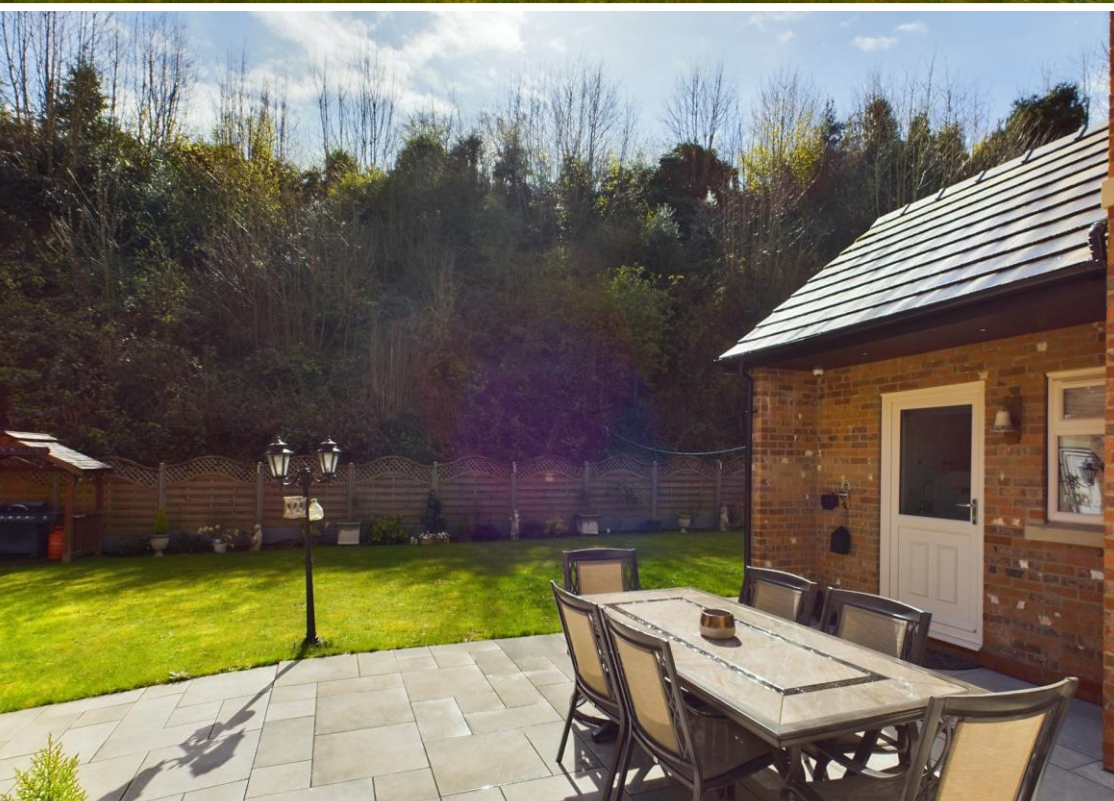
107.6 ft²

10 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



OUTSIDE

The property is situated on a brick paved no through road of similar properties and modern bungalows, with brick paved driveway leading through open gateway to the front. Alongside parking and turnaround space to the front, the drive continues through double vehicle gates with fleur de lis decoration and to additional parking space, alongside **Double Garage** with up and over doors, lights and power. Personnel door to side; carpeted stairs with spindle and balustrade to:

First Floor having landing area with ceiling light and door through to:

Games Room / Studio / Office with skylights to front and rear, uPVC double glazed obscure window to side aspect; wood effect flooring, loft access hatch, TV point, ceiling lights and power points.

The front garden is laid to lawn with mid level brick walls containing the front and side; timber panel fencing and gates to remainder ensuring and child and pet friendly secure space.

The rear garden is laid to lawn, wrapping around the property and garage with a green embankment backdrop, wood trellis fencing containing the boundary. There is a generous paved patio space leading off the dining room and living room to provide a complimentary outdoor seating space to the open plan dining kitchen; and large living room areas.

The property benefits from a comprehensive security camera system.

East Lindsey District Council -Tax band: E

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY
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Brochure prepared 8.4.2024



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