



St. Marys Park, Louth, LN11 0EF

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EXCLUSIVE







## **St. Marys Park, Louth, LN11 0EF**

We are delighted to offer for sale, this executive detached family home, situated on the desirable St Mary's Park, on the West side of Louth with outstanding views of St James's Church. Positioned on a generously sized plot, the property offers expansive grounds and enjoys a good degree of privacy with wrap around gardens. With a split level design, the property is light and welcoming throughout with a fantastic variety of reception rooms and four double bedrooms.

Internally, the property briefly comprises a split level entrance hall, with stairs to the first floor, a study, cloakroom and water closet. Steps down provide access to the living room which has magnificent views of the Church and having a sunroom off, a dining room is positioned off the breakfast kitchen and having the added benefit of a separate utility room. To the first floor is a split level landing and access to all four bedrooms, the main bedroom benefits from an ensuite shower room and light dual aspect views, there is also a family bathroom.

Externally, the property stands proud on a corner plot in a prominent position, with sweeping lawns and a driveway to the front, providing access to the double garage. Secure and private gardens are enclosed by timber fencing, there are two generous lawned areas and a patio area which is ideal for outside dining and entertaining.

Louth is a historical market town situated on the edge of the Lincolnshire Wolds which is classified as an area of outstanding natural beauty. The town benefits from a huge variety of amenities such as; primary and secondary schools including King Edwards Grammar School, doctors surgery and hospital, public and private leisure centres, supermarkets, banks, solicitors and an array of independent stores including, boutiques, health stores and delicatessens. There are also beautiful walks through Hubbards Hills and Westgate Fields with desirable lunch spots.





## ACCOMMODATION

Via a wood effect uPVC double glazed door with obscured side windows which flood the entrance hall with light.

## ENTRANCE HALL

A split level entrance hall with stairs leading to the first floor, a cloakroom with storage, cupboard housing the electric meter and consumer unit, radiator.

## W.C

A handy ground floor water closet, with a concealed w.c, wall hung hand wash basin having single taps and tiled splash backs, radiator, part paneled walls and laminate flooring.

## STUDY/SNUG *3.89m (12' 9") x 3.00m (9' 10")*

A versatile and handy reception room which would be ideal as a study, snug, play room, home gym and much more. With a uPVC double glazed window overlooking the gardens, radiator and TV aerial.

## LOUNGE *6.68m (21' 11") x 4.24m (13' 11")*

With breath-taking views of St James's Church, having an exposed brick inglenook chimney breast housing the gas flame effect fire and with a wooden mantle over, dado railing and radiators, timber French doors to:

## SUNROOM *3.96m (13' 0") x 3.28m (10' 9")*

With stunning triple aspect views of the gardens through uPVC double glazed windows and French doors, tiled flooring.



## INNER HALLWAY

Providing access to the lounge and kitchen diner, with understairs storage and a radiator.

## DINING ROOM

*3.76m (12' 4") x 3.05m (10' 0")*

Situated off the kitchen with a uPVC double glazed window onto the front, radiator.

## KITCHEN

*4.09m (13' 5") x 3.48m (11' 5")*

A shaker style farmhouse kitchen with a range of cream wall and base cupboards with a variety of drawers, plate racks and storage. Oak worktops over with complementary tiled splash backs, two integrated Neff single hide and slide ovens, separate Bosch 5 ring gas hob with Neff extractor fan over, ceramic 1 ½ bowl sink with drainer and swan chrome mixer tap, uPVC double glazed window, Bosch integrated dishwasher, space for a fridge freezer, Oak flooring, door to:

## UTILITY ROOM

*2.87m (9' 5") x 2.21m (7' 3")*

Having a range of fitted cupboards including a tall broom cupboard plumbing for an automatic washing machine and space for a tumble dryer, hardwood worktops, uPVC double glazed window, space for a fridge freezer, radiator, laminate flooring, timber obscured glazed door onto the gardens.





### **STAIRS TO THE FIRST FLOOR LANDING**

A split level landing with access to the roof space, radiator, uPVC double glazed window and a box room.

### **BEDROOM ONE**

4.24m (13' 11") x 3.63m (11' 11")

A light dual aspect bedroom which offers a range of fitted wardrobes, cupboards a dresser and drawers, dual aspect uPVC double glazed windows to the rear and side with spectacular views of St James Church, radiator.

### **ENSUITE SHOWER ROOM**

A vanity unit conceals the w.c, with a hand wash basin having a mixer tap, a range of base and wall cupboards, a fully tiled corner shower cubicle with a hand held shower attachment, extractor fan, vinyl tiled flooring.

### **BEDROOM TWO**

3.91m (12' 10") x 3.00m (9' 10")

With a uPVC double glazed window and a radiator.



### **BEDROOM THREE**

3.76m (12' 4") x 3.05m (10' 0")

With a uPVC double glazed window and a radiator.

### **BEDROOM FOUR**

4.24m (13' 11") x 2.92m (9' 7")

With a uPVC double glazed window, built in cupboards, one housing the hot water tank and a radiator.

### **FAMILY BATHROOM**

A four piece suite which comprises of a paneled Airbath 'spa' bath with a mixer tap and hand held shower attachment, close coupled w.c, tiled corner shower cubicle with glass doors and handheld shower attachment, vanity unit with hand wash basin and mixer tap, cupboards and drawers below, heated towel rail/radiator, vinyl tiled flooring, fully tiled walls, extractor fan and obscured uPVC double glazed window.



## OUTSIDE

### GARDENS

The property stands in a prominent position on a generous sized corner plot. A tarmac driveway provides ample off street parking and access to the double garage. Sweeping lawns wrap around to the side and a variety of mature trees create a beautiful outlook.

A pathway leads to a side gate opening onto the rear and side enclosed gardens. With stunning views of St James's Church, there are vast lawns which are fully and securely enclosed by timber fencing.

Steps access the patio area which is the ideal sun trap and spot for alfresco dining and entertaining, with a further lawn and a shrub border providing a variety of shrubs, flowers and trees to attract beautiful wildlife. A hard standing provides space for a timber shed and a passageway for outside storage.

### DOUBLE GARAGE

5.54m (18' 2") x 4.95m (16' 3")

A double garage with electric roller doors, gas fired central heating boiler.



## GENERAL

### SERVICES

Mains water, drainage, electricity and gas are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### TENURE

The property is believed to be freehold and we await solicitors confirmation.

### VIEWINGS

By prior appointment through Hunters Turner Evans Stevens office in Louth.

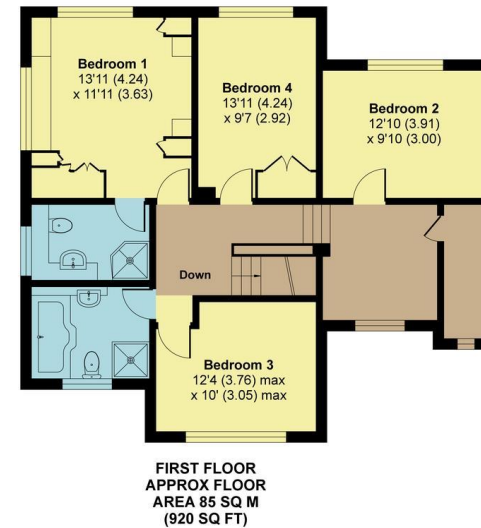
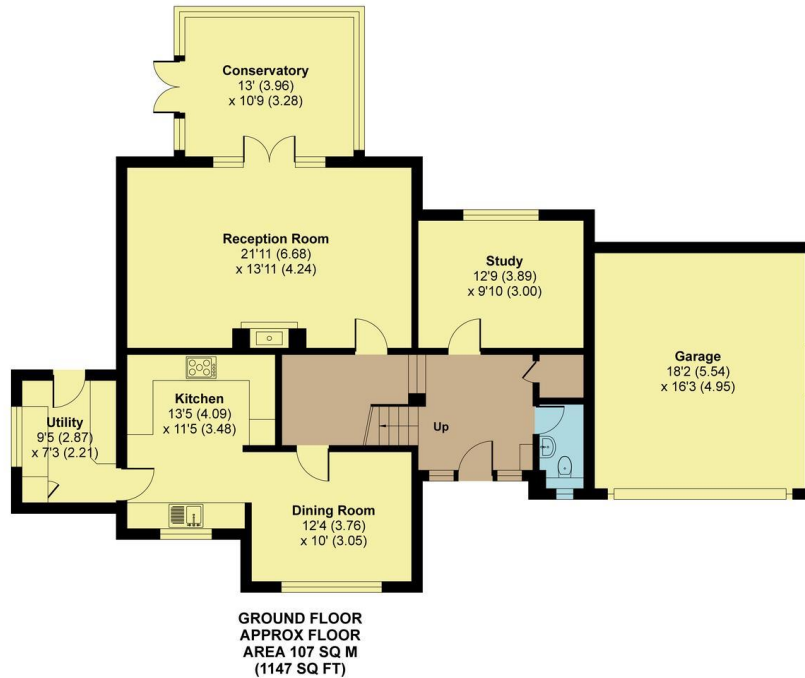
### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances  
- All measurements are approximate.

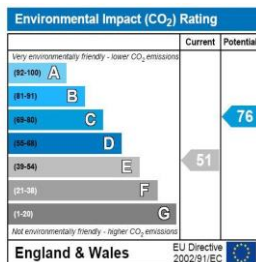
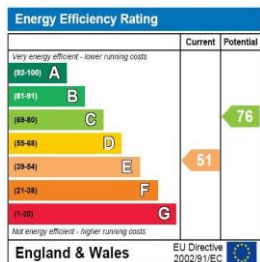
## St. Marys Park, Louth, LN11

Approximate Area = 2362 sq ft / 219 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 700531



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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