St. Marys Lane, Louth, LN11 0DT

Detached Bungalow Within Grounds of 1/2 acre (1/4 acre being the driveway) STS | Peaceful Setting & Stunning Views | Desirable Location | Stylish Interiors | Lounge and Conservatory | Open Plan Kitchen Diner & Utility | Three Double Bedrooms | Family Bathroom | EPC Rating C |

Asking Price: £475,000

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St. Marys Lane, Louth, LN11 0DT

A charming and stylish detached property which is located on the desirable St Mary's Lane, situated down a stunning tree lined driveway into a secluded position enjoying wrap around gardens and views of St James's Church. The property has been tastefully updated to a high quality with a bespoke kitchen diner and a stunning family bathroom. Light and welcoming throughout with many dual aspect rooms all with views over the grounds.

Internally, the property briefly comprises a light entrance hall, triple aspect lounge with real flame gas fire and views of St James's Church beyond, conservatory, a stunning bespoke kitchen diner with an island and a range of high end AEG appliances and with bi-fold doors opening onto the gardens, a handy utility room with w.c. An inner hallway leads to the all three double bedrooms and stylish family bathroom.

Externally, with wrap around gardens, the property enjoys complete privacy with spectacular open views of the Church. A quaint summer house stand to the front and pathways lead to the front door. Through an archway, the driveway and garage can be accessed which provides off street parking.

ACCOMMODATION
Via a timber framed double glazed door with side windows to:

ENTRANCE HALL
A light and welcoming entrance hall with laminate flooring, radiators, storage cupboard with a electrical meter cloakroom.

LOUNGE
4.57m (15' 0") min x 4.74m (15' 7") max
A stylish triple aspect lounge with a central remote control real gas flame fire, natural stone tilled chimney breast, uPVC double glazed high level window to the side and timber framed windows onto the front having spectacular views of St James Church beyond the gardens and windows and door into the conservatory, radiators, internet, telephone and TV aerial points.

CONSERVATORY
A timber framed triple aspect conservatory with stone flooring and door onto the gardens.

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KITCHEN DINER
3.12m (10' 3") x 8.08m (26' 6")
A stylish and bespoke open plan 1909 kitchen diner with bi-fold doors opening onto the gardens and central island providing a breakfast bar with chequerboard surfaces, A range of dark grey and porcelain wooden units house a range of storage including, wall and base cupboards, deep and shallow drawers, full height pull out larder cupboard and shelving. Solid silestone suede marquina quartz counter tops, upstands which complement the units and extend the create splash backing and cover the side and surface of the island. A range of high end AEG appliances include; steam and fan ovens with a warming drawer, tall fridge and separate freezer, dishwasher, induction hob with Wok gas ring. Quarts 1 1/2 bowl sink with inset drainer grooves and chrome swan mixer tap, cast iron radiator and bow bay window to the rear elevation, porcelain tiled flooring.

PANTRY CUPBOARD
A bespoke pantry cupboard with shelving, drawers and Quartz worktops over, censored lighting.

UTILITY ROOM
5.21m (17' 1") x 1.57m (5' 2")
With tall airing cupboard housing the hot water tank and ample shelving, plumbing for an automatic washing machine and space for a tumble dryer with composite worksurfaces over, porcelain tiled flooring, additional base cupboards with stainless steel sink and drainer and swan mixer tap, uPVC double glazed window and a uPVC door to the gardens. Radiator and loft hatch which is partially boarded with pull down ladders.

W.C
0.84m (2' 9") x 1.87m (6' 2")
With a close coupled w.c, suspended sink with single taps, porcelain tiled flooring and an obscured uPVC double glazed window, radiator.

INNER HALLWAY
Leading to the bedrooms and bathroom with built in storage cupboard, laminate flooring, radiator and uPVC tall windows overlooking the gardens.

BEDROOM ONE
3.12m (10' 3") min x 3.99m (13' 1")
A light dual aspect bedroom with uPVC double glazed windows, built in wardrobes and radiator.

BEDROOM TWO
3.50m (11' 6") x 3.50m (11' 6")
Situated to the front of the property with a uPVC double glazed window and a radiator.

BEDROOM THREE
3.50m (11' 6") x 3.50m (11' 6")
Having built in wardrobes and mirrored sliding doors, uPVC double glazed window and a radiator.

FAMILY BATHROOM
2.16m (7' 1") min x 3.16m (10' 4")
A stylish family bathroom with a bespoke built in double shower with patterned mermaid boarding, Mira shower with waterfall shower head and wall hung hand held attachment, glass doors. Double ended panelled bath with a mixer tap and hand held shower attachment, Roca close coupled w.c, Roca suspended sink and mixer tap, stone flooring, part tiled walls, vertical radiator, obscured uPVC double glazed window and extractor fan.

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OUTSIDE

FRONT GARDENS
An archway and pathway leads from the driveway onto the front gardens, a pathway takes you to the front door and through the lawns. there is a variety of inset shrub and flower borders and breathtaking views of St James's Church beyond. A patio area is positioned off the front and conservatory, mature hedge rows provide the borders and create complete privacy, a further pathway leads to:

SUMMER HOUSE
A charming detached summer house with double glazed windows and French doors. The perfect spot within a peaceful setting and having a variety of uses.

REAR GARDENS
Wrapping around either side of the property with a timber shed, further lawns and inset shrub borders with a pathway.

DRIVEWAY & GARAGE
The property is approached on St Mary's Lane through a tree lined driveway which leads to the single garage and with off street parking with space for 5/6 vehicles.

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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.

OPENING HOURS
Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 1.00pm

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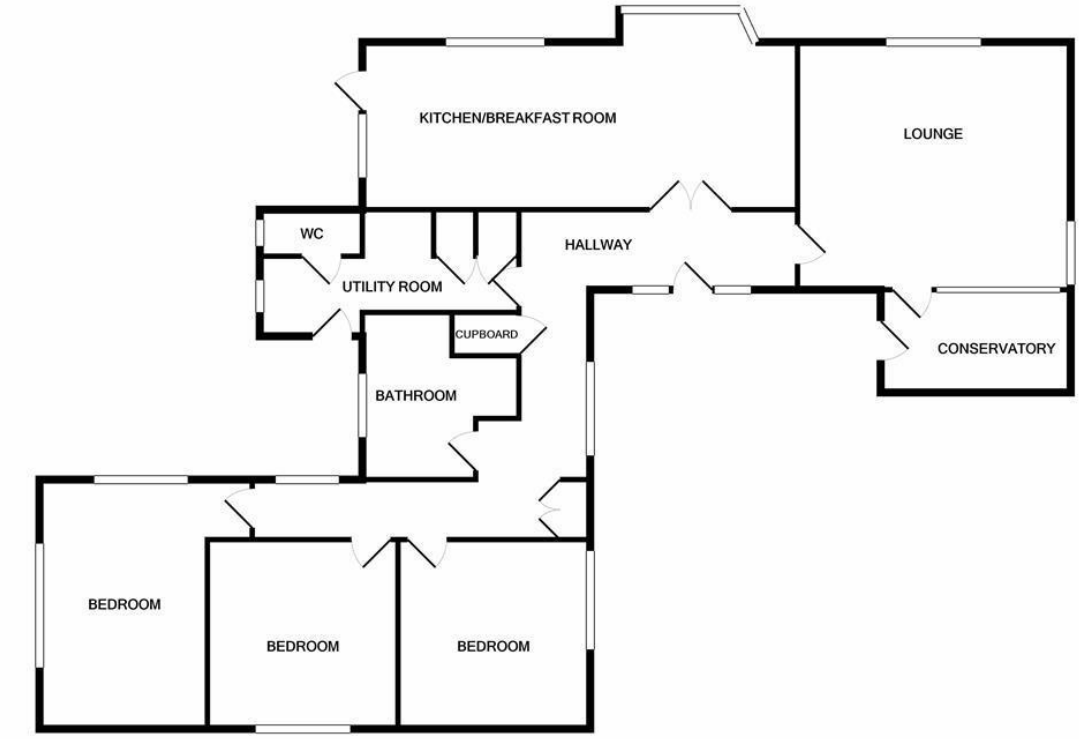
St. Marys Lane, Louth, LN11 0DT | £475,000



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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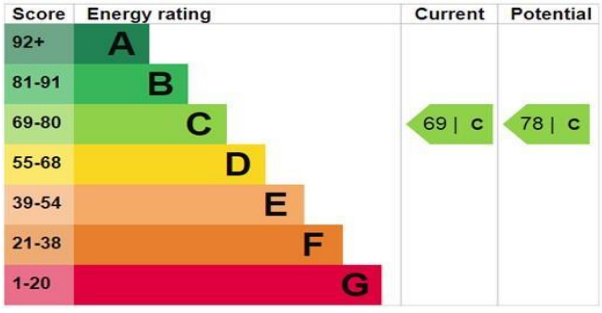

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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