



10 Pippin Close

Louth

MASONS
— Celebrating 175 Years —

10 Pippin Close

Louth, LN11 9FF



Spacious three-bedroom modern bungalow

Larger-than-average corner plot

Quiet cul-de-sac position

Walking distance to town centre

En suite to principal bedroom

Double garage with electric doors

Extensive front, side and rear gardens

Southerly facing rear garden

Well maintained throughout

A superbly presented and deceptively spacious, larger-than-average three-bedroom modern bungalow, quietly positioned at the end of a cul-de-sac and within easy walking distance of the town centre. Occupying a generous corner plot, the property enjoys extensive front, side and rear gardens, a double garage and ample parking. The well-planned accommodation briefly comprises a lounge, dining room, kitchen, utility room, three generous bedrooms (one with en suite) and a further family shower room. The bungalow has been meticulously maintained throughout and must be viewed to be fully appreciated.

Believed to date back approximately 25 years, the property is of traditional construction and benefits from uPVC double-glazed windows and doors, together with a modern gas-fired central heating system. Its corner position within the cul-de-sac results in an unusually large plot, complemented by landscaped gardens surrounding the bungalow and a double garage.

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A large covered canopy to the front provides shelter to the entrance, with a timber ramp and handrail offering wheelchair access if required (and removable if not needed). This leads to a welcoming and spacious entrance hall, featuring four-panel doors to the principal rooms, an archway opening into the bedroom area, a loft hatch and a useful cupboard housing the hot water cylinder. The hall also benefits from a wall-mounted wireless Hive thermostat.



The lounge is particularly spacious and enjoys windows to two aspects, creating a light and airy feel. A feature fireplace with inset electric coal-effect fire forms an attractive focal point, complemented by a carpeted floor. Adjacent to the lounge is the dining room, a versatile additional reception space with a window and patio doors opening onto the garden. There is potential to remove the dividing wall between the dining room and kitchen to create an open-plan living space, subject to requirements.







The kitchen is well fitted with an extensive range of quality cream base and wall units, laminated work surfaces and a one-and-a-half bowl sink. Integrated appliances include an AEG electric oven and induction hob with extractor above, and the room is finished with a wood-effect floor. Located off the kitchen, the utility room provides further practicality, with worktops to either side, tiled splashbacks, a stainless steel sink, and plumbing and electrics for a washing machine, dishwasher and tumble dryer. An external door and side window provide access and light, while the Worcester gas-fired boiler is also housed here.

The principal bedroom is a generous double, fitted with wardrobes and side cupboards, and features an attractive walk-in bay window. An en suite shower room adjoins, fitted with a modern shower cubicle with thermostatic mixer, wash hand basin with storage below and a low-level WC. The room is fully tiled and includes a heated towel rail, extractor fan, frosted window and tiled floor.





Bedroom two is another comfortable double room with twin windows, neutral décor and a carpeted floor. The third bedroom is a smaller single room, currently used as a study, with a side window and carpeted flooring. The spacious family shower room is fully tiled and well appointed, featuring a wash hand basin with cupboards beneath, low-level WC, fitted mirror unit, chrome heated towel rail, extractor fan and a large walk-in shower cubicle with sliding glass door and thermostatic mixer.



Outside

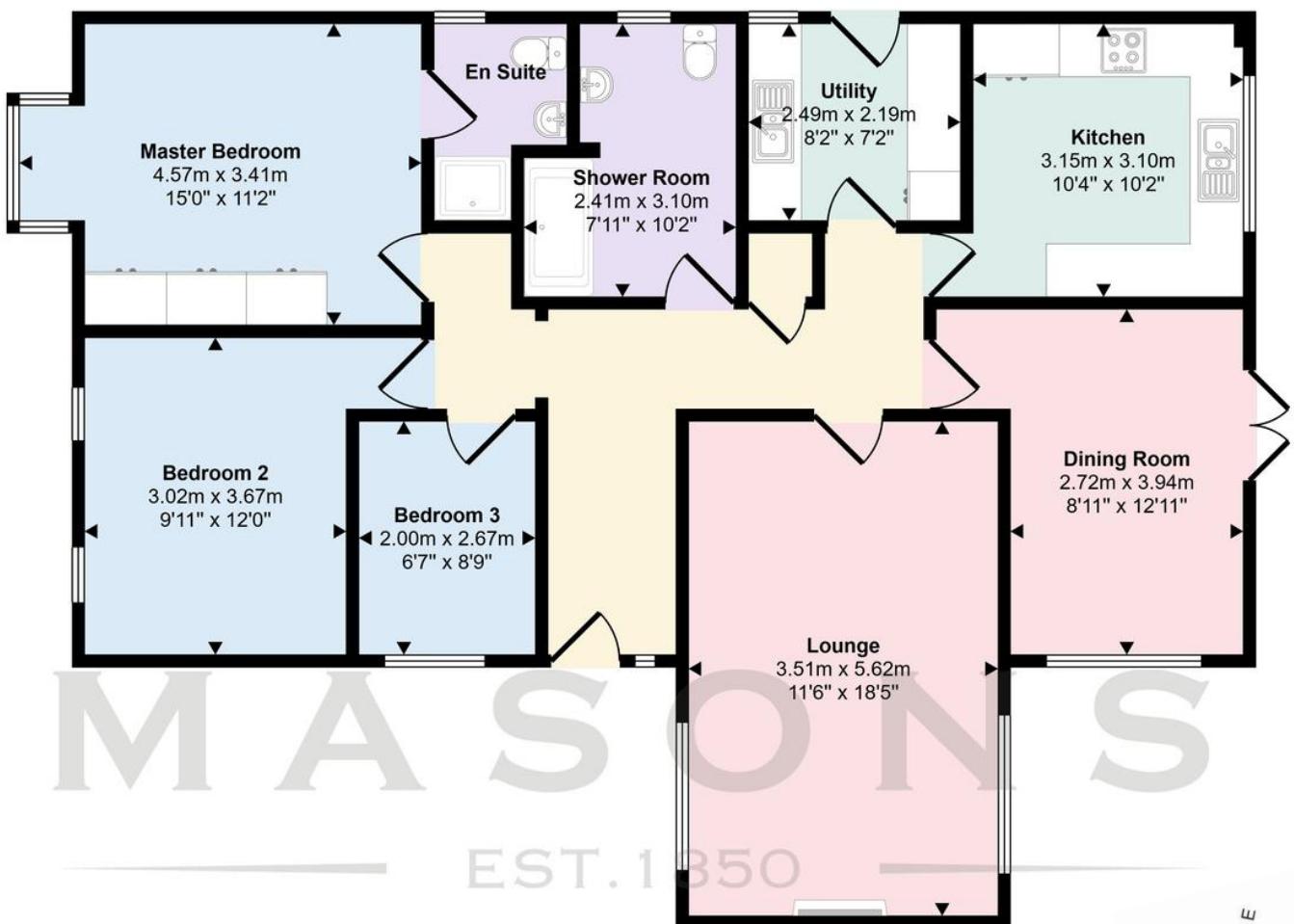
The property is approached via an extensive concrete and block-paved driveway leading to the double garage, with additional parking to the left-hand side extending to a gravelled area and gated access into the rear garden. The double garage is of traditional brick construction with a pitched roof, twin remote-controlled electric roller doors, lighting and power.

The rear garden is a particularly attractive feature, enjoying a southerly aspect and offering a wonderful space for relaxation. Patio doors from the dining room open onto a paved pathway that runs around a central lawn, bordered by well-stocked shrub and bush beds. To one side is a stylish patio area with pergola, ideal for al fresco dining and entertaining. There is also a useful storage area to the rear of the garage, fully fenced boundaries, and a further side garden with pathway leading to the utility door and additional planted borders.



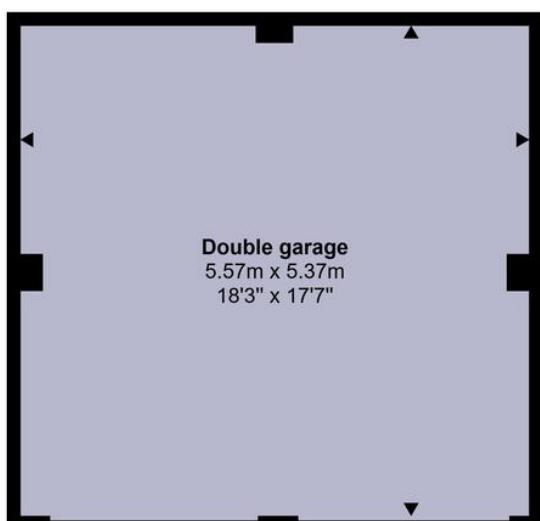


**Approx Gross Internal Area
137 sq m / 1478 sq ft**



Floorplan

Approx 107 sq m / 1156 sq ft



Garage

Approx 30 sq m / 322 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

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: //brochure.luxury.uncle

Directions

From St. James' Church travel south along Upgate and at the traffic lights, turn left onto Newmarket. Turn left after the Brown Cow Inn, down Church Street and then take the first right along Mount Pleasant. At the small junction carry straight on and then take the first right into Robinsons Lane. Pippin Close is the first left turn and the bungalow is found at the very end of the no-through road on the left-hand side.

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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