



28 Station Approach

Louth, LN11 0PS

M A S O N S
— SINCE 1850 —



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Two-bedroom semi-detached bungalow on a larger-than-average plot

Quiet no-through road location close to Louth town centre

Bright conservatory with French doors to garden

Private, enclosed rear garden with patio, shed and mature planting

Long gated driveway providing secure parking for multiple vehicles

Low-maintenance design throughout; ideal for downsizing or retirement

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Set behind a lawned front garden and picket fence, the property opens with a uPVC porch providing practical shelter and storage. Step inside to find a warm and tidy interior, with a spacious kitchen diner at the front, featuring timber-effect units, marble-look worktops, a New World built-in oven, Electrolux microwave, Zanussi gas hob and extractor fan. There's space for a washer, slimline dishwasher, under-counter fridge and freezer, and room for a breakfast table beside the window. The Worcester gas boiler is also neatly housed in one of the wall units.



To one side, the lounge is bright and welcoming, with a wide walk-in bay window, feature fireplace with timber surround and marble hearth, and a calm, neutral décor. At the heart of the home, a central hallway connects all rooms, including two rear-facing bedrooms and a shower room with wet-room flooring, Mira thermostatic and electric shower units, basin, WC, and full tiling to all wet areas.



Bedroom one is a comfortable double with fitted wardrobes and dressing table, overlooking the garden. Bedroom two, currently used as a dining room, opens into the conservatory—a light-filled and versatile reception room with a pleasant garden outlook and French doors to a private patio.





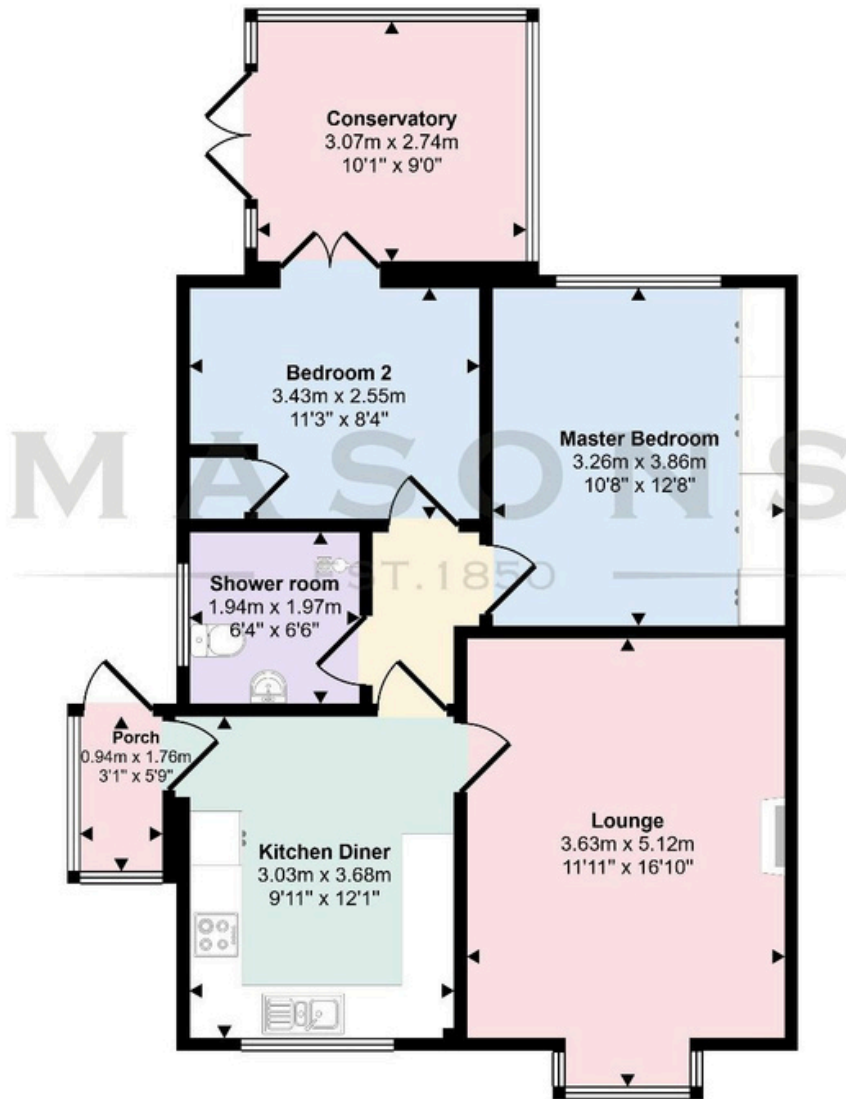


One of the standout features of this home is the generous plot, especially for its location. The front garden is lawned with mature borders and enclosed by picket fencing, while a concrete path wraps around the house to the gated rear garden.

Double wrought-iron gates open onto a long driveway, laid in a mix of concrete and paving slabs, providing secure parking for multiple vehicles. A timber garden shed sits in the corner, with ample room for storage or gardening equipment. The rear garden is low maintenance and neatly landscaped with a paved terrace, seating areas, and established planting, all enclosed by fencing and a brick boundary wall to the side. A further secluded patio wraps around the rear of the conservatory—ideal for relaxing or entertaining in the afternoon sun.



Approx Gross Internal Area
71 sq m / 759 sq ft



Floorplan

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		87 B
69-80	C	70 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 B

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

Directions

From Mercer Row in Louth, continue east along Eastgate to the first mini roundabout. Continue straight and turn left at the next roundabout next to Morrisons. At the following roundabout, turn right onto Ramsgate Road, then take the first left into Station Approach. No. 28 is towards the end of the road on the right.

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.

M A S O N S

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