



# 3 Elm Drive

Louth

## M A S O N S

SINCE 1850

# 3 Elm Drive

Louth, LN11 0DG



Detached three-bedroom family home

Quiet residential location in Louth

Spacious open-plan living accommodation

Modern fitted kitchen with integrated appliances

Convenient utility room and ground floor WC

Mature front and rear gardens

Integral garage and driveway parking

uPVC double glazing and Viessmann gas boiler

A superb opportunity to acquire this modern and well-maintained three-bedroom detached home, ideally situated in a quiet residential area of the popular market town of Louth.

The property comprises an entrance porch, welcoming hallway with WC, and spacious open-plan living accommodation incorporating a lounge, dining area, and fitted kitchen, together with a useful utility room. To the first floor are three generously proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from driveway parking, mature front and rear gardens, and an integral garage. Further advantages include uPVC double glazing throughout and a modern gas-fired Viessmann boiler.

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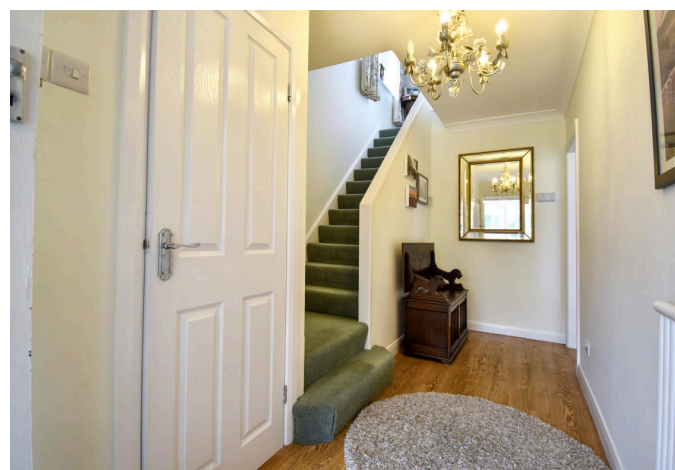
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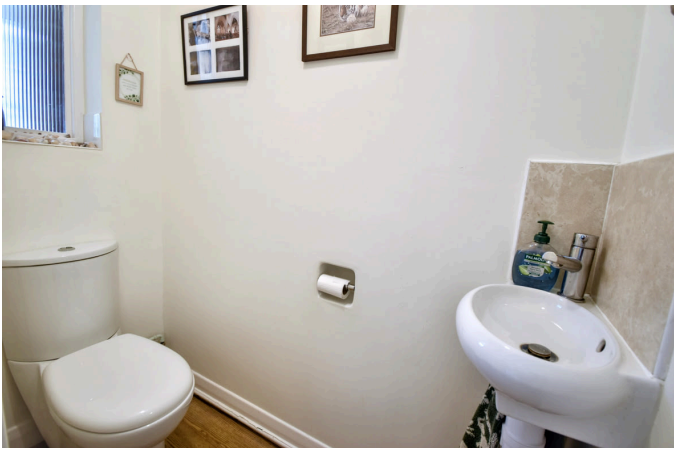
## Ground Floor

A large front entrance porch with double-glazed windows and door provides ample space for coats and footwear. The central hallway is neutrally decorated and features a staircase rising to the first floor, four-panel timber doors, and attractive wood-effect Karndean flooring. The ground floor WC is fitted with a low-level WC and wash hand basin.

The lounge is a delightful and bright living space, benefiting from windows to two aspects, wood-effect Karndean flooring, and an open fireplace with slate hearth. An opening leads through to the dining area, which enjoys a window overlooking the rear garden and provides ample space for a family dining table.

Adjacent is the modern fitted kitchen, featuring cream shaker-style units with wood-effect worktops and attractive tiled splashbacks. Integrated appliances include a dishwasher, gas hob with extractor hood, and a high-level double electric oven. The kitchen is finished with practical wood-effect cushion vinyl flooring.







Leading from the kitchen is the utility room, which offers space and plumbing for a washing machine together with additional space for further white goods. There is a rear access door and an internal door providing access to the integral garage.

The garage benefits from an up-and-over door, side window, and power supply.

#### First Floor

The spacious landing features an airing cupboard, loft access hatch, and fitted carpet.





The principal bedroom is a generous double room with a large front-facing window, fitted wardrobes, and carpeted flooring. Bedroom two is a further double bedroom overlooking the rear garden and also benefits from fitted wardrobes and carpeted flooring. Bedroom three is a comfortable single bedroom with a front-facing window, built-in storage cupboards, and carpeted flooring.



The family bathroom is fitted with a modern suite comprising a panelled bath with thermostatic shower over and shower screen, wash hand basin with vanity cupboard beneath, and low-level WC. The room also benefits from low-maintenance wall panelling to wet areas, wood-effect flooring, and a frosted rear-facing window.





## Outside

To the front of the property is a driveway providing off-road parking for one vehicle, together with a lawned garden bordered by mature shrubs and trees. There is also access to the integral garage.

The rear garden is a delightful outdoor space, enclosed by fencing and mature hedging. Predominantly laid to lawn, it also features a pathway running alongside the property, creating an ideal setting for relaxation and family enjoyment.

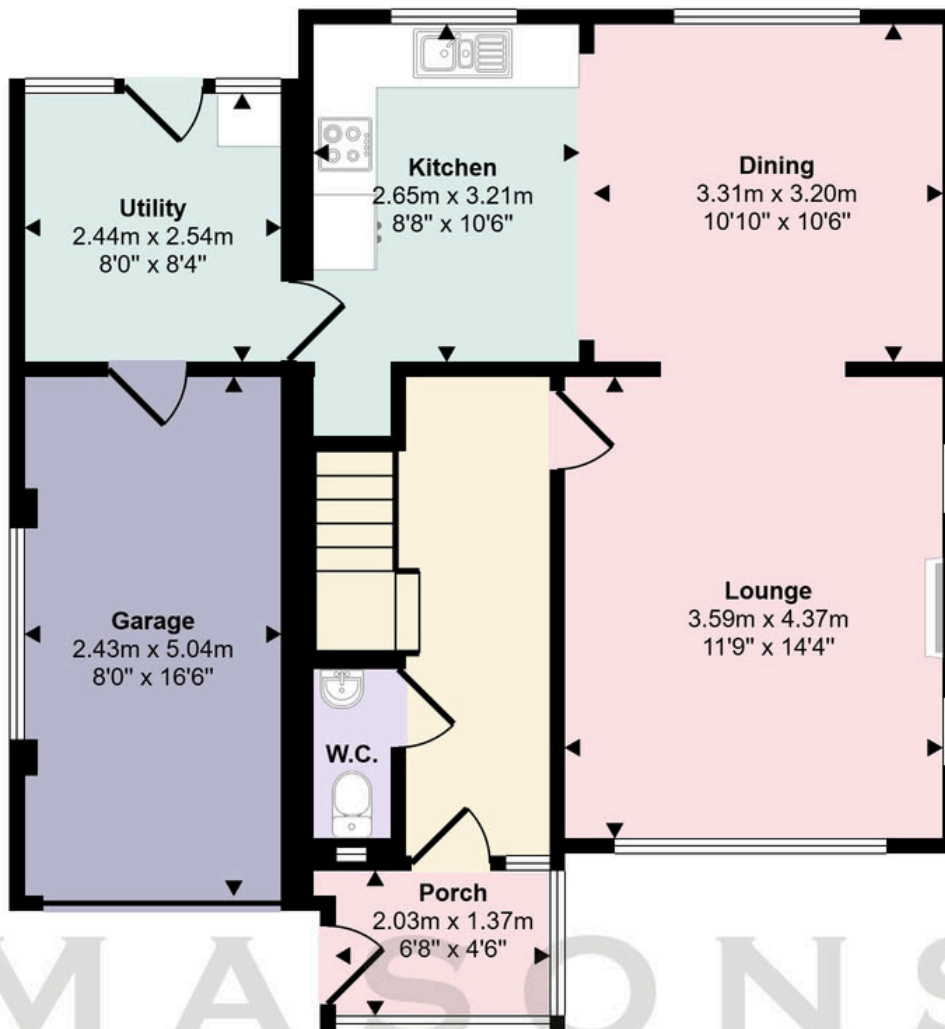








Approx Gross Internal Area  
120 sq m / 1291 sq ft



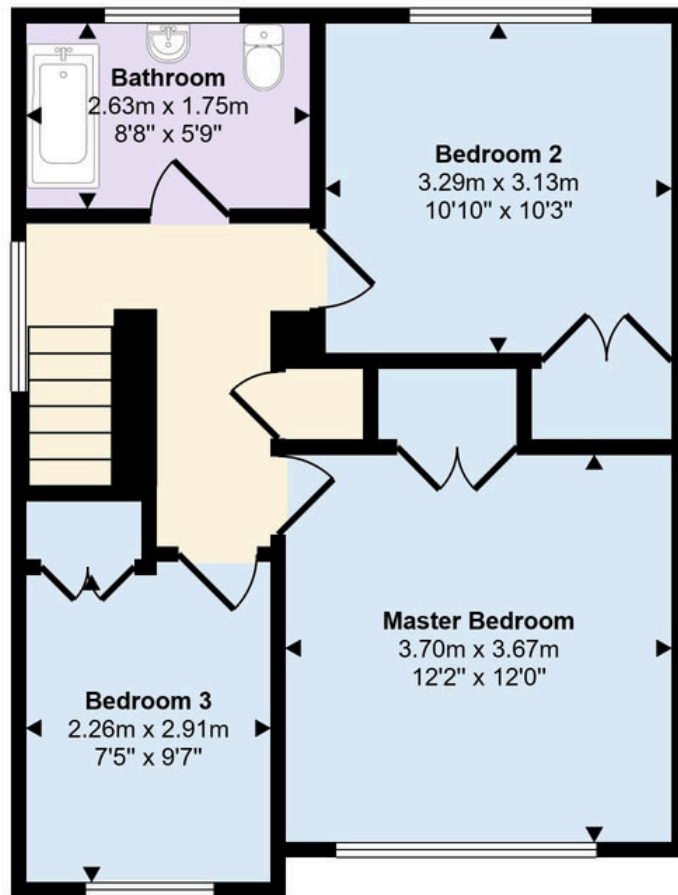
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Ground Floor  
Approx 72 sq m / 773 sq ft

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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.



**First Floor**  
Approx 48 sq m / 519 sq ft

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# 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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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.



## The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band C

### 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: ///simulations.reject.interest

### Directions

Proceed away from Louth on Keddington Road. Follow the road until the right turn onto Elm Drive and the property will be found shortly on the left.

### Agent's Note

In accordance with the Estate Agents Act of 1979 we advise that this property is being marketed for sellers who are connected with an employee of Masons Louth Ltd.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

# M A S O N S

SINCE 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

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