



4 Rookery Close

Louth

M A S O N S

SINCE 1850

4 Rookery Close

Louth
LN11 0GF



No Chain

Stunning open-plan kitchen, dining and living space

Spacious 4-bedroom detached family home

South facing garden and patio area

Stylish, contemporary interiors finished to a high standard throughout

Utility room offering additional storage and workspace

Modern rear extension flooded with natural light

Occupying a desirable position, this impressive four-bedroom detached family home has been thoughtfully extended and enhanced to provide spacious, well-balanced accommodation, perfectly suited to the demands of modern family living. At the heart of the property is a superb open-plan kitchen, dining and living area, created through a carefully designed extension to offer a light-filled and versatile space ideal for both everyday living and entertaining. The well-planned layout is complemented by a generously proportioned reception room and four well-sized bedrooms, providing flexible accommodation. Externally, the property benefits from a private driveway offering ample off-road parking, a garage, and well-maintained outdoor space, further enhancing its appeal.

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Stepping inside, the welcoming entrance hall immediately sets the tone for the quality of the accommodation, featuring attractive herringbone-style flooring that continues the home's contemporary and well-presented finish. The property has been comprehensively renovated throughout, creating a stylish and cohesive interior that is ready for immediate occupation. A bespoke built-in storage cupboard has been thoughtfully designed beneath the staircase, providing practical and discreet storage while making excellent use of the available space. To the front, the generous lounge is a bright and inviting reception room, with a large bay window allowing an abundance of natural light to flood the space while providing an attractive outlook. Finished to a high standard, the lounge offers an ideal setting for both everyday relaxation and entertaining.





To the rear of the property, the home opens into an impressive open-plan kitchen, dining and living space, created through a thoughtfully designed extension that forms the heart of the home. The contemporary kitchen is fitted with a stylish range of wall and base units, complemented by generous work surface space and a selection of integrated appliances, including a built-in oven, combination grill/microwave, induction hob and dishwasher, together with a designated space for a freestanding fridge freezer. Seamlessly connecting the kitchen to the dining area and the extended living space, the layout has been carefully designed to suit both modern family living and entertaining.

The adjoining sun room provides natural light and offering an attractive outlook over the rear garden. French doors open directly onto the patio, creating a seamless connection between the indoor and outdoor spaces and making it an ideal setting for entertaining or enjoying the garden during the warmer months.

Positioned just off the kitchen, the utility room offers further practicality with space and plumbing for a washing machine, together with additional storage and housing the boiler, which was replaced in 2025 and benefits from the remainder of a 10-year manufacturer's warranty. A conveniently located downstairs WC completes the ground floor accommodation, adding to the practicality of this exceptionally well-presented family home.





The first floor comprises four well-proportioned bedrooms, all of which have been finished to a high standard as part of the property's comprehensive renovation. The principal bedroom is a particularly generous double room, offering ample space for a full range of bedroom furniture while retaining a bright and airy feel.



The bedroom also benefits from a contemporary en suite shower room, fitted with a walk-in shower, wash hand basin and WC, creating a practical and well-appointed facility that complements the principal bedroom. Well presented throughout, this room provides a comfortable and functional principal suite, ideally suited to modern family living.





Bedroom Two is a generously sized and versatile room, currently utilised by the vendors as a comfortable snug/playroom, showcasing the flexibility this space has to offer. With its excellent proportions, it would make an ideal second bedroom, providing ample room for bedroom furniture while maintaining a spacious feel. A unique feature of this room is the cleverly designed hidden nook, thoughtfully created by the current vendors, providing a practical and charming additional area that could be used as a workspace, reading corner or further storage space.



Bedroom Three is a spacious and well-appointed room, offering excellent proportions and flexibility to suit a range of needs. Capable of accommodating a double bed and additional bedroom furniture with ease, the room provides comfortable accommodation and would be equally suitable for family members, guests or older children. Finished in keeping with the rest of the property, it reflects the quality and attention to detail evident throughout the home.





The generous first-floor landing provides access to all four bedrooms and the family bathroom, creating a practical and well-balanced layout that complements the spacious accommodation throughout the property.



Bedroom Four is a well-proportioned room, offering flexible accommodation to suit a variety of requirements. Ideal as a child's bedroom, guest room or home office, it provides ample space for freestanding furniture and has been finished to the same high standard as the rest of the property. Its versatility makes it a valuable addition to the home's well-designed first-floor layout.



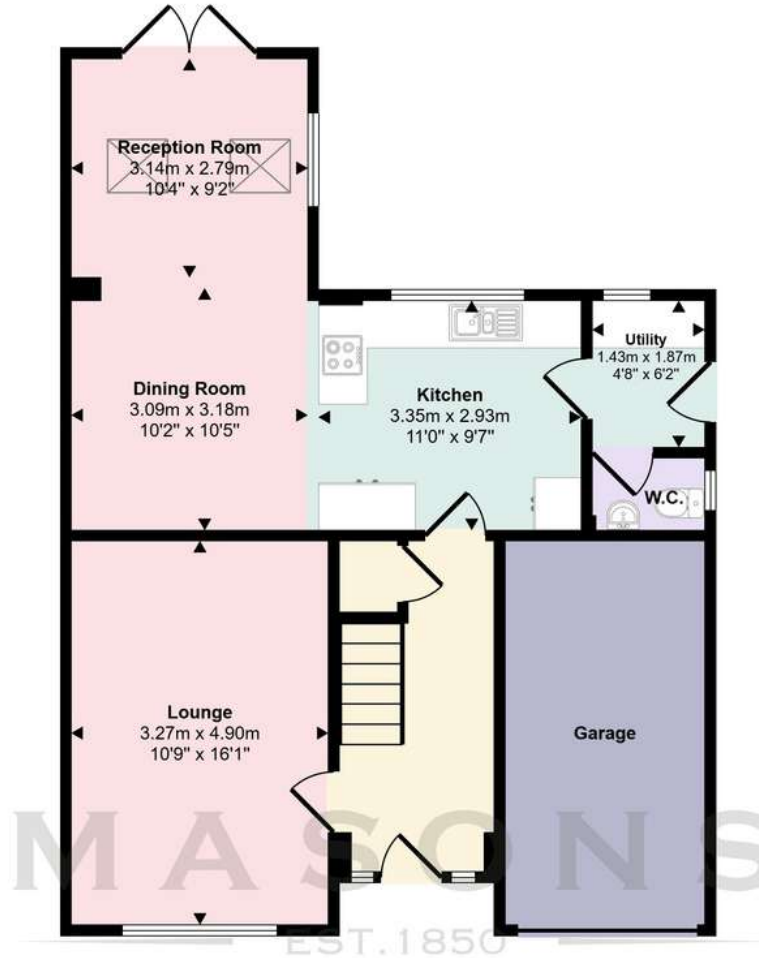


Externally, the property continues to impress, with a well-maintained gravel driveway to the front providing ample off-road parking and convenient access to the garage. The driveway enhances the practicality of the home, offering space for multiple vehicles while complementing the attractive frontage. To the rear, the garden is a particularly appealing feature, benefiting from a desirable south-facing aspect and offering a private and peaceful outdoor space. Designed with both relaxation and entertaining in mind, the garden includes a generous patio area, providing an ideal setting for outdoor dining and enjoying the sunshine throughout the day. Beautifully complemented by established lavender planting, the garden creates a charming and welcoming environment with a lovely sense of privacy. The seamless connection from the extended living space through the French doors further enhances the relationship between the indoor and outdoor areas, making this a highly versatile space for modern family living.

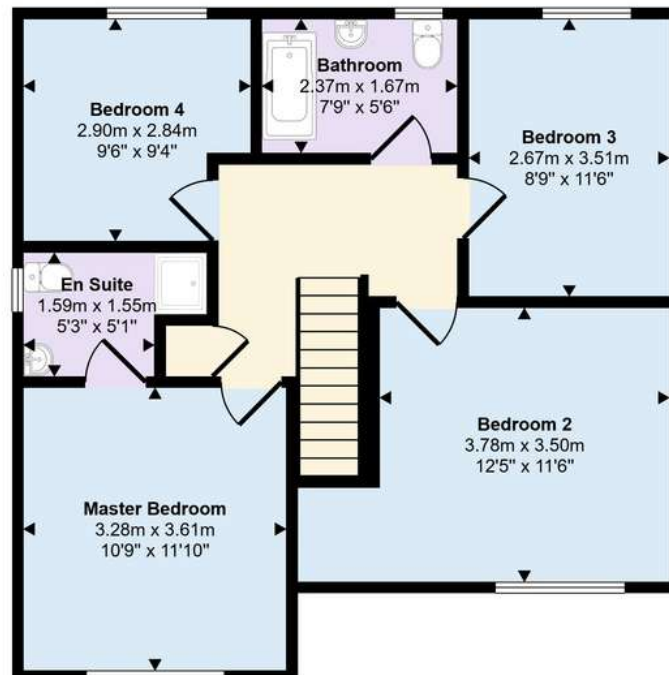




Approx Gross Internal Area
137 sq m / 1475 sq ft



Ground Floor
Approx 75 sq m / 802 sq ft



First Floor
Approx 63 sq m / 673 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. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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: ///ivory.woods.tunes

Directions

From Victoria Road turn right at the crossroads along Keddington Road . Kestrel Drive is the fourth left turn and after a short distance you'll take the first right and you'll be on Rookery Close and find 4 Rookery Close on the right hand side.

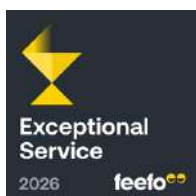
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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