



42, Stewton Lane

Louth

M A S O N S
— Celebrating 175 Years —

42, Stewton Lane

Louth, Lincolnshire LN11 8SB



A surprisingly spacious 4/5 bedroom bungalow

Quiet setting on a small country lane

Positioned on the rural town outskirts

Plot of around 0.44 acre (STS)

Reception, inner and rear hallways, cloaks/WC

Lounge semi-open plan with dining room

Large dining-kitchen, separate utility

Spacious wet room with white suite

Larger than average double garage

Views over open fields from all 4/5 bedrooms

In/Out driveway at the front

Gated drive-through access to the rear garden

Brick and tiled garden outbuilding

Oil central heating system, DG windows

Positioned on the semi-rural outskirts of Louth in a sought-after location, this extremely spacious detached bungalow has a plot of around 0.44 acre (STS) and provides approximately 2,390 sq. ft. of accommodation, including a large, integral double garage. Generally in need of modernisation, the property has 4/5 double bedrooms, 2/3 reception rooms, long hallways, a spacious wet room, a large dining kitchen and a utility/boiler room, together with a shower room to the rear of the garage. Heating by an oil central heating system and uPVC double-glazed windows. The property is for sale with NO CHAIN.

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The Property

Believed to date back to the 1970s, this exceptionally spacious, detached bungalow has brick-faced cavity walls under a concrete-tiled roof and has an L-shaped configuration with four double bedrooms and a sitting room or fifth double bedroom, all positioned in the side wing, with large windows in each of these rooms presenting lovely views across open fields adjacent.

The two reception rooms are semi-open plan at the rear and overlook the large main garden with patio door out, while the very spacious dining kitchen is at the front. Long hallways lead to the bedrooms and there is a wet room with easy access shower and a cloakroom/WC off the reception area of the hall. To the rear of the garage is the utility room where the central heating boiler is located. The integral double garage is also larger than average with a shower room at the rear and could be converted to even more accommodation, subject to any necessary consent from the local authority.

The windows are uPVC double glazed with complementary white fascia boards and soffits. Heating is by an oil-fired central heating system and an electric fire to the lounge fireplace.

The in/out driveway provides ample parking space for a number of vehicles, with gated vehicular access into the large, main rear garden, which extends across, behind the neighbouring property to one side.



Accommodation

The main entrance is at the front of the property where a white uPVC double-glazed door with an outside light over, opens into a spacious **entrance hall** of L shape with **long inner hallway** leading off to the bedroom wing at the rear.

There is a radiator, coving to the ceiling, a handrail to one side and double doors to a large, built-in linen cupboard with slatted shelving. Three ceiling light points and smoke alarm, central heating thermostat, door chimes and trap access to the roof void.

White six-panel doors lead off the front hall to the reception rooms, the wet room and a **cloakroom/WC** which has a white suite of low-level, dual-flush WC and corner wash hand basin with tiled splash-back.





The **lounge** is positioned at the rear of the property and is semi-open plan with the **dining room** adjacent, through a wide, arched opening with double-glazed patio doors from the lounge onto the rear patio and garden and a wide window in the dining room, overlooking the garden. These rooms have two double radiators and in the lounge, there is a polished stone, pillared fireplace with hearth, mantel shelf and an inset electric coal-effect fire. The ceilings are covered with two three-branch ceiling lights operating on dimmer switches and there is a TV point to the corner of the lounge.

At the front of the bungalow, there is a large **dining kitchen** fitted with a range of birch-style units comprising base cupboards, drawer unit with deep pan drawers, wall cupboards, tall, shelved larder cupboard, wine rack and a metal shutter-door cabinet. There are extensive roll-edge, granite-effect work surfaces with ceramic-tile splash-backs extending to high level and these extend to form a shaped peninsula dining bar on tubular legs. There is a wide window on the front elevation with roller blind and tiled sill above a stainless steel, one and a half bowl sink unit with lever mixer tap.



A tall unit houses the stainless steel and Neff double oven with grill and there is a separate Gorenje induction hob with a stainless steel Gorenje cooker hood over. This room has a light-coloured, marble-style ceramic-tiled floor, a radiator, diagonally panelled ceiling with inset spotlights, smoke alarm and space with plumbing for washing machine, together with a large recess with a Samsung American-style fridge/freezer. There is also a Bosch Classix full-size dishwasher.





There is a connecting door from the kitchen into the double garage and from here, a door opens into the **boiler/utility room** which is a good size with a Grant oil-fired central heating boiler, a ceramic Belfast sink on tubular supports with tiled splash-back and the insulated hot water cylinder with immersion heater on a raised plinth, together with the central heating programmer adjacent. There is ample space for a freezer, other appliances and space with plumbing for a washing machine.



A versatile room at the front of the bungalow on the east side could be a **fifth double bedroom or, as at present, an additional sitting room** having an oriel bow window on the front elevation and a side window presenting rural views across the adjoining grassland. This room has a five-branch ceiling light, 2x two-branch wall lights and a long double radiator, together with TV aerial point.



There are then **four further spacious double or twin bedrooms** within the main structure and extending into the long, rear wing, each of which has a radiator and large window enjoying lovely open views across the fields adjacent. A long rear hallway gives access from the inner hall and there are large windows with louvre blinds overlooking the main garden.



Two of the bedrooms have an extensive range of built-in wardrobes and the rear hallway, which gives access to three of the bedrooms, has a radiator and built-in double door, deep cupboard with shelving at the rear.



This rear hallway also has two ceiling light points, a smoke alarm, a child safety gate and a part-glazed (double-glazed) door between the inner and rear hallways opens onto the rear garden.





The **wet room** is located at the front of the bungalow and is an excellent size with a large, walk-in shower area with a chrome thermostatic shower unit, handset and drench head, a white low-level, dual-flush WC and a modern vanity unit with shaped wash basin and chrome pillar tap over base cupboards and drawers, in white.

The floor covering is moulded up to the wall and has a floor drain; there is a panelled ceiling with LED downlighters and an extractor fan.

Part ceramic-tiled walls extend to full height in the shower area and there is a front window with roller blind and ceramic-tiled sill. Heating is by a double radiator with heated towel rail over.

Outside

The property can be approached from two entrances, onto an **in/out driveway** leading around an established shrubbery and front brick boundary wall.



The grounds are surprisingly spacious extending to **approximately 0.44acre(STS)** and the redlined aerial image shows the approximate position of the boundaries - these should be checked against the contract plan at sale stage.

From the drive there is access to the garage and the driveway continues along the left side of the property to arched, wrought iron double gates which allow vehicular access into the rear garden. There is an established conifer hedge to the left side, while the driveway is open on the right side, allowing views across the open fields adjacent.

The **double garage** is a very good size as shown on the floorplan and has plastered walls internally, being an integral structure which, therefore, could be converted into additional accommodation if required, subject to obtaining any necessary consents. There is a remote-control, motorized sectional front door, electricity consumer unit with MCBs, wall shelving, strip lights, power points and a side double-glazed window, together with pedestrian door to outside.

The main garden is positioned at the rear and a superb size, extending across the rear of the adjoining bungalow and mainly enclosed by tall conifer hedges for privacy. The main area is laid to lawn and there is a large flagstone patio extending from the rear wall with access from the patio door of the lounge. Across to the side, there is a useful brick-built outbuilding with single and double door access for general storage, garden implements, etc.







Approx Gross Internal Area
222 sq m / 2390 sq ft



MASON
EST. 1850



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. The region is well-connected for commerce, 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		
55-68	D	56 D	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 electricity and water while drainage is to a private system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///admiringly.exactly.surfacing

Directions

From St. James' Church, go south on Ugate and turn left at the traffic lights along Newmarket, proceed past The Brown Cow on the left and take the left turn by the bollards, along Stewton Lane. Turn first right where Stewton Lane continues and reverts to a country lane; proceed for some distance passing the railway walk on the left into the town centre and continue until the bungalow is found on the left 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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