

16 Blue Stone Rise Louth LN11 9XZ

£425,000

JOHN TAYLORS
EST. 1859

Situated in a quiet cul- de- sac on a highly popular residential estate, this spacious detached bungalow offers well proportioned accommodation throughout and is ideal for a range of buyers. The property features generously sized rooms, including a bright and comfortable living area, well appointed kitchen, and ample bedroom space, or designed to provide flexible and practical living. To the rear, the property enjoys a pleasant garden with attractive views towards St James' Church, creating a peaceful outdoor setting. Further benefits include a double garage and additional off street parking. Offered with no onward chain. EPC rating D.

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north -east of the city of Lincoln and some 16 miles south of the town of Grimsby.

Rooms

Recessed Porch

With uPVC double glazed front entrance door.

Entrance Hall

With radiator, access to roof space, built in cloaks cupboard and built-in airing cupboard housing hot water cylinder and a SolarFusion control panel which we believe is for the tube panel located on the roof & which provides hot water.

Lounge

With fireplace having pine surround, marble insert and housing an electric fire, uPVC double glazed window, radiator, uPVC double glazed patio door opening to paved garden patio. 18'6" x 13' (5.68m x 3.99m)

Breakfast Kitchen

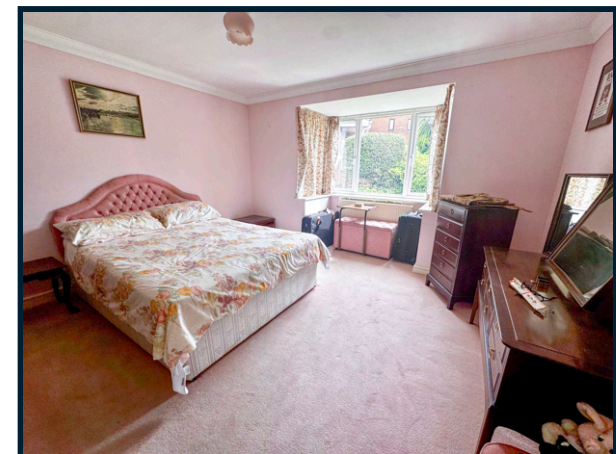
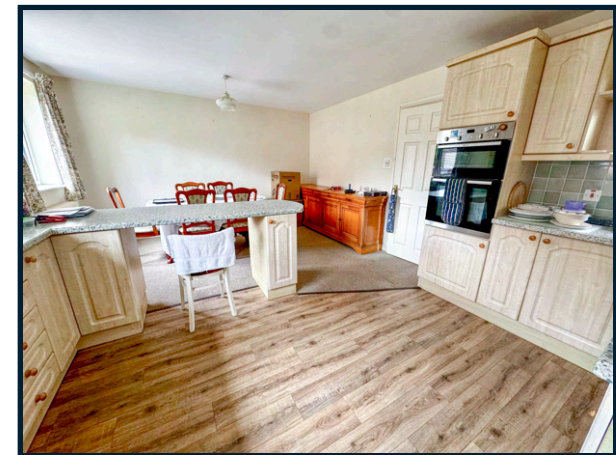
With fitted wall and base cupboards, granite effect worktops, integrated gas hob and extractor hood, integrated electric oven and grill, tiled splash backs, breakfast bar, uPVC double glazed windows, radiator. 17'9" x 13' (5.47m x 3.97m)

Utility Room

With fitted base cupboards, granite effect with tops, PVC sink having mini sink and drainer board, space for washing machine, extractor fan, central heating control panel, uPVC double glazed window and side external access door as well as a pedestrian access door to garage. 13' x 6'4" (3.97m x 1.97m)

Bedroom 1

With uPVC double glazed window with view over rear garden, built in wardrobe, radiator. 12'9" x 11'7" (3.94m x 3.58m)



En-Suite Shower Room

With tiled shower cubicle housing mains fed shower, close coupled toilet, wash basin, part tiled walls, uPVC double glazed window and extractor fan, heated towel rail/radiator. 7'8" x 7'4" (2.39m x 2.28m)

Bedroom 2

With uPVC double glazed box bay window, radiator, built-in wardrobe. Maximum depth measurement. 14'7" x 12'9" (4.5m x 3.95m)

Bedroom 3

With uPVC double glazed window, radiator. Maximum depth measurement. 10'7" x 9'7" (3.28m x 2.96m)

Bathroom

With panel bath and telephone shower tap, close coupled toilet, wash basin, part tiled walls, uPVC double glazed window, heated towel rail, radiator and extractor fan. 7'6" x 7'4" (2.33m x 2.27m)

Outside

The front garden includes a shaped lawn, block paved driveway and footpath, flower and shrub beds. The side and rear gardens include flower and shrub beds, pea gravelled areas, shaped lawn, raised paved patio with low-level wall enclosure, timber summer house, timber shed and views of St James' Church spire in the distance.

Double Garage

With electric up and over garage door, power and lighting, uPVC double glazed window, Worcester gas fired central heating boiler. 18'5" x 17'1" (5.65m x 5.24m)

Services

The property is understood to have mains water, electricity, gas, and drainage. Gas central heating. Solar tube panel which we believe provides hot water.

Tenure

The property is understood to be freehold.

Council Tax Band E.

According to the government online portal, the property is currently in Council Tax Band E.

Mobile

We understand from the Ofcom website there is 70% coverage from EE, 71% from O2, 65% from Vodafone and 63% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 54 Mbps and upload speed of 10Mbps. Ultra fast broadband is also available with a download speed of 1800Mbps and an upload speed of 220Mbps.

Openreach and Virgin Media are the available networks.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



GROUND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	