



# 9 Hawker Drive

Louth

**M A S O N S**  
— Celebrating 175 Years —

# 9 Hawker Drive

Louth, LN11 8SH



Immaculately presented three-bedroom  
link-detached home

Modern open-plan kitchen and dining area

Principal bedroom with en-suite shower room

Separate lounge, utility room, ground floor WC

Recently installed combination boiler

Private, enclosed rear garden with decking

Popular residential area

Finished to an immaculate, modern standard throughout, this impressive three-bedroom link-detached home offers well-balanced and stylish accommodation, including an en-suite to the principal bedroom. The property features a superb open-plan kitchen and dining area, separate lounge, utility room and ground floor WC. Externally, there is driveway parking, a small garage/store and a beautifully maintained, private rear garden. Early viewing is highly recommended to fully appreciate the quality and presentation of this home.

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## Ground Floor

The welcoming entrance hallway provides access to the staircase, a useful built-in storage cupboard and a convenient ground floor WC. The heart of the home is the contemporary open-plan kitchen/dining room, fitted with a range of modern units and integrated appliances, offering ample space for family dining and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A separate utility room provides additional storage and laundry facilities. The lounge is positioned to the front of the property and offers a comfortable and relaxing living space.



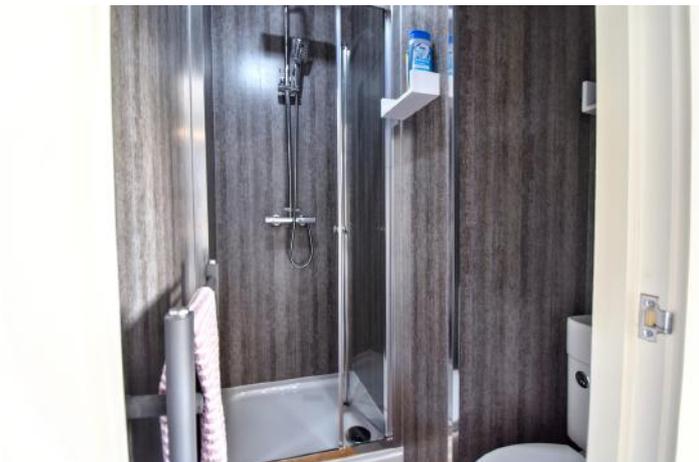






### First Floor

The first-floor landing provides access to all bedrooms and the family bathroom, along with a built-in airing cupboard housing a recently installed combination boiler. The principal bedroom is a generous double and benefits from built-in wardrobes and a modern en-suite shower room. There are two further well-proportioned double bedrooms, one of which includes built-in storage. The family bathroom is fitted with a contemporary suite, including a bath with shower over.

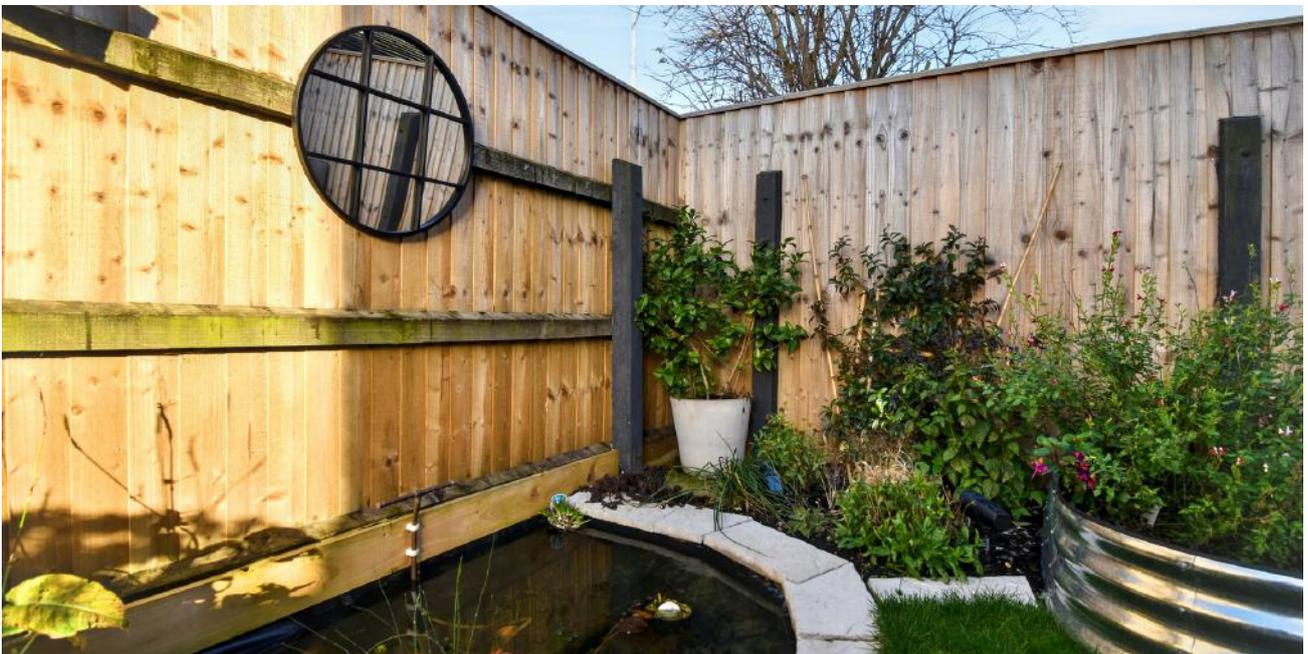




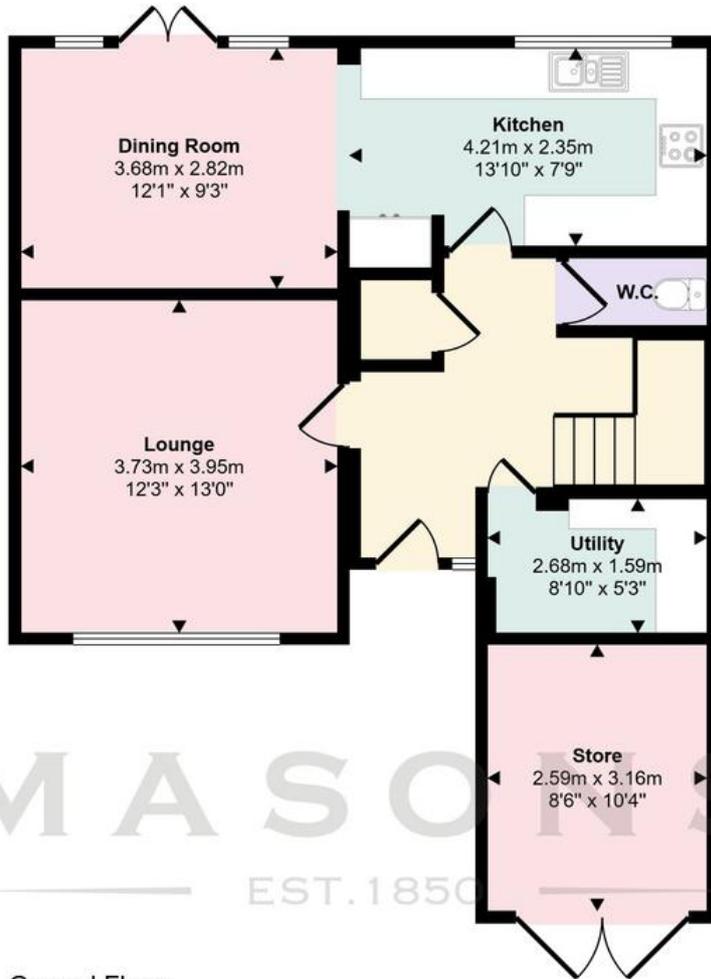
### Outside

To the front of the property, a paved driveway provides off-road parking, alongside a lawned garden area and fenced boundaries. The garage/store offers additional storage and is suitable for a very compact short vehicle only e.g. smart car. To the rear, the property enjoys a privately enclosed garden, thoughtfully landscaped with a lawn, decked seating area, raised planted borders and a wildlife pond. A pedestrian gate provides rear access, making this an attractive and practical outdoor space ideal for both relaxation and entertaining.

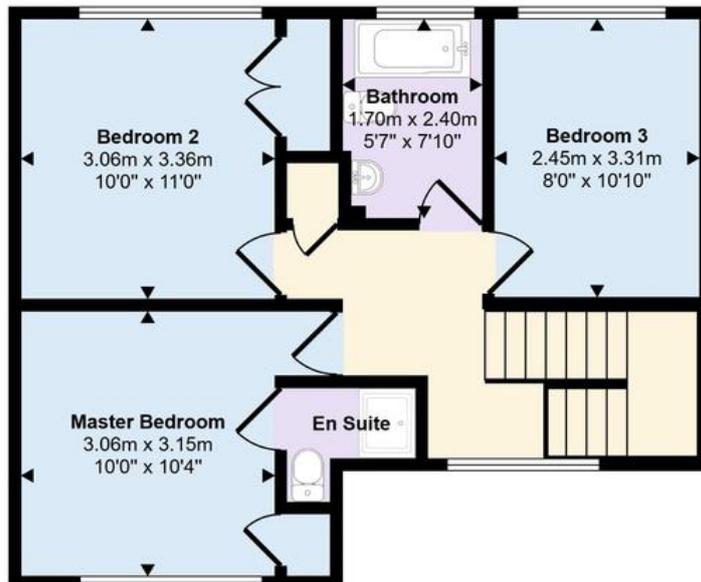




Approx Gross Internal Area  
111 sq m / 1190 sq ft



Ground Floor  
Approx 63 sq m / 674 sq ft



First Floor  
Approx 48 sq m / 515 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.

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		86 B
69-80	C	72 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

### Location

What3words: ///dinosaur.orchids.ferried

### Directions

From St. James' Church in the centre of the town travel south on Ugate to the traffic lights, turn left along Newmarket and follow the road past the Brown Cow Inn to the former railway bridge and turn left at the bollards into Stewton Lane. After a short distance take the first right turn along the narrow part of Stewton Lane and the next right into Hawker Drive. Number 9 will be shortly 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

EST. 1850

Cornmarket,  
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