

The Hideaway

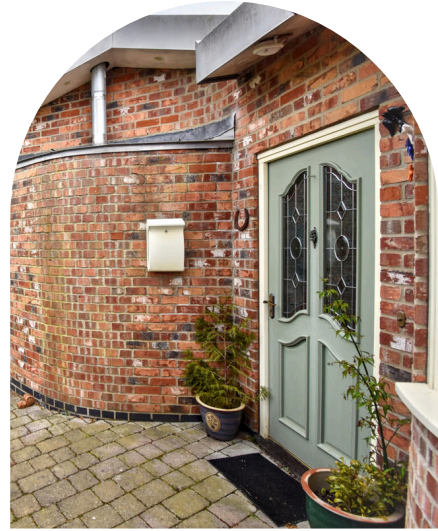
Louth

M A S O N S

SINCE 1850

The Hideaway

Little Crowtree Lane, Louth,
LN11 0QP



Unique contemporary detached bungalow

Sought-after secluded position in Louth

Close to Westgate Fields & Hubbards Hills

Spacious open-plan lounge & dining room

Two bedrooms plus walk-in dressing room

Sheltered sun-trap courtyard garden

Smart Summerhouse

Generous parking, greenhouse & sheds

An absolutely unique detached bungalow of striking contemporary design, tucked away within a secluded and highly sought-after area of Louth. Positioned close to the open green spaces of Westgate Fields, the picturesque Hubbards Hills and Louth Golf Club, the property offers deceptively spacious and thoughtfully designed accommodation throughout.

Constructed approximately 17 years ago, the bungalow features distinctive curved brick-faced elevations beneath a slender sloping Uginox roof, creating a truly individual home unlike any other in the area. The exterior belies the impressive sense of space within, where vaulted ceilings, contemporary glazing and flowing curved internal walls combine to create a light and airy atmosphere throughout.

The accommodation includes an entrance hallway, open-plan lounge and dining room with French doors onto a sheltered courtyard, an attractive fitted kitchen, separate utility room, two bedrooms, a stylish shower room and a walk-in dressing room to the principal bedroom, which offers potential for conversion into an en-suite shower room subject to any required consents.

The property further benefits from gas-fired central heating with a Worcester condensing combination boiler, double glazing throughout, generous gravelled parking and beautifully maintained enclosed gardens with a courtyard, summerhouse and additional outbuildings.

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Situation

Little Crowtree Lane is a quiet and established no-through road within one of Louth's most desirable residential areas. The property enjoys a particularly peaceful setting whilst remaining conveniently positioned for access to the town centre and local amenities.

Just a short distance away are the scenic open parklands of Westgate Fields and the renowned Hubbards Hills, a much-loved local beauty spot known for its mature woodland, grassy banks and the River Lud winding through the valley. Louth Golf Club is also nearby, making this an ideal location for those seeking a balance of privacy, outdoor lifestyle and convenience.

The mature surroundings and low-density nature of the area further enhance the sense of seclusion and individuality offered by this exceptional home.





A part-glazed entrance door with decorative bevelled glazing opens into an L-shaped entrance hallway with curved walls and floor-level windows overlooking the courtyard, immediately reflecting the property's contemporary and individual design. The hallway opens through into the attractive lounge, a welcoming reception space centred around an electric stove-style fire set within a brick surround. Floor-level windows and French doors allow excellent natural light whilst also providing direct access onto the sheltered courtyard terrace. A wide walk-through opening creates a semi open-plan arrangement leading into the dining room, ideal for both everyday living and entertaining. The dining room itself also enjoys French doors onto the courtyard together with vaulted ceilings and generous proportions.





The kitchen is fitted with an attractive range of units complemented by oiled beech block work surfaces and an inset ceramic Belfast sink with mixer tap. Additional features include a glazed display dresser unit, pelmet lighting, gas cooker, extractor fan and space for further appliances including a dishwasher and under-counter refrigerator. Dual aspect windows overlook the gardens and a part-glazed external door provides additional access outside.

A separate utility room offers further fitted cupboards, appliance recesses and plumbing connections together with housing for the Worcester gas-fired combination boiler and consumer unit.

An inner hallway with further curved walls and recessed lighting leads to the bedroom accommodation.





The principal bedroom is a particularly attractive double room with vaulted ceiling and a semi-circular bay incorporating angled windows overlooking the lane. The room also benefits from a walk-in dressing room fitted with shelving and storage, offering excellent wardrobe space and potential for conversion into an en-suite shower room if required, subject to building regulations.

Bedroom two is another well-proportioned room with side-facing windows and radiator.

The shower room is fitted with a modern white suite comprising WC, twin wash hand basins with fitted storage cupboards beneath and a large enclosed shower with wall panelling, complemented by recessed ceiling lighting and an extractor fan.







Outside

The property occupies an attractive and mature plot with a generous gravelled forecourt extending across the width of the bungalow, providing excellent parking and turning space for several vehicles. A gently sloping block-paved pathway with curved walls leads to the main entrance and continues around the property.

The enclosed gardens are a particularly appealing feature and have been thoughtfully arranged to complement the design of the bungalow. A sheltered block-paved courtyard forms a wonderful sun trap between the reception rooms and hallways, enclosed by screen fencing and accessed directly via French doors from both the lounge and dining room, making it ideal for outdoor dining and entertaining.

Beyond the courtyard is a lawned rear garden with gravel borders, raised flower beds and mature planting, all enjoying a high degree of privacy. The property also now benefits from a substantial summerhouse (log burner not included), providing a versatile additional outdoor retreat suitable for year-round use. In addition, there are further garden sheds and a greenhouse, offering excellent storage, workshop potential and growing space for keen gardeners.

Additional outside features include secure gated access, exterior lighting, outside water supply and mature surrounding trees and planting which further enhance the peaceful and secluded setting.

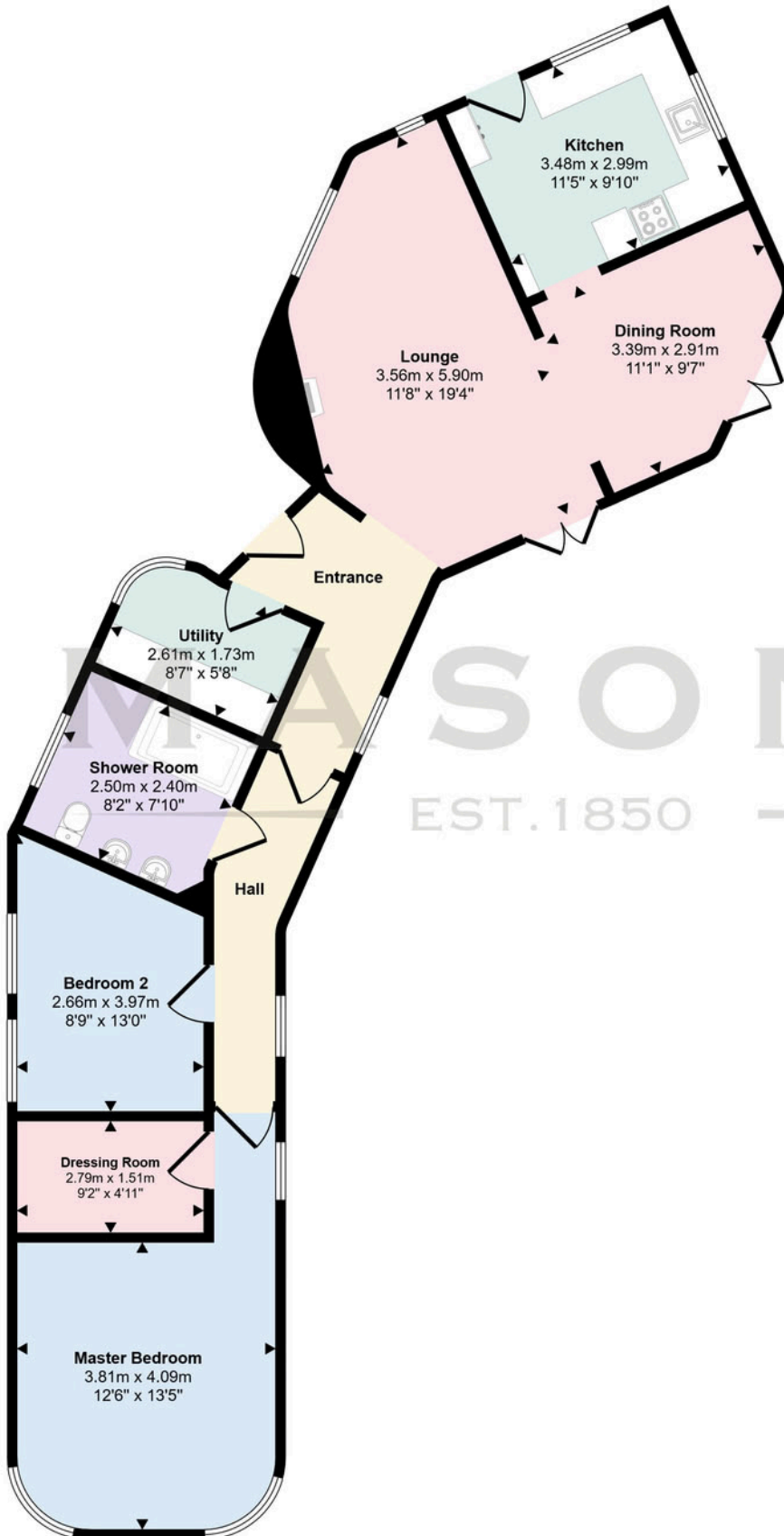




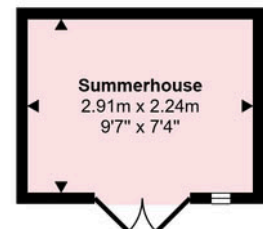




Approx Gross Internal Area
102 sq m / 1095 sq ft



Ground Floor
Approx 95 sq m / 1025 sq ft



Outbuilding
Approx 7 sq m / 70 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

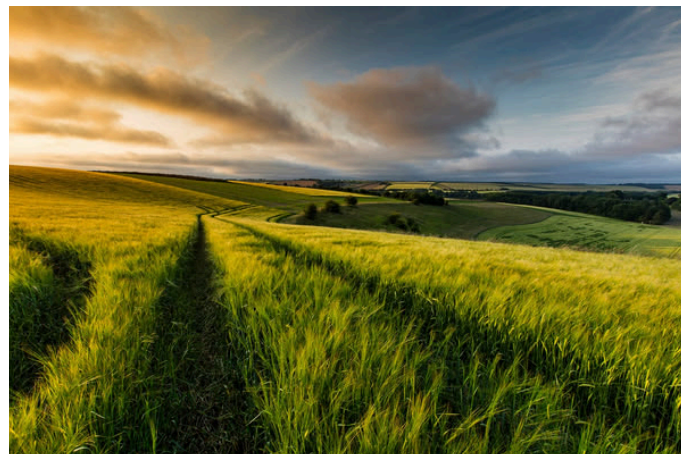
Vibrant Living in the Wolds

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		84 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 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: ///sock.maple.paints

Directions

Directions From St James' Church travel south along Upgate and turn right immediately after the zebra crossing along Gospelgate. At the end of the road turn left and immediately right along Crowtree Lane. Continue for some distance passing Westgate Fields on the right and then take the small left turn into Little Crowtree Lane. The property is then just a short way along on the left side.

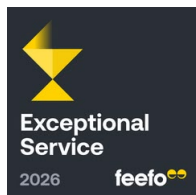
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