13 Spire View Road

Louth

MASONS

SINCE 1850

13 Spire View Road

Louth, LN11 8SL

Three-bedroom detached bungalow

Popular residential location within the market town of Louth

Exceptionally spacious lounge

Modern fitted kitchen with integrated storage

Well-appointed bathroom with separate bath and corner shower

uPVC double glazing and gas central heating

Paved driveway providing off-road parking

Single garage

No Forward Chain

Occupying a pleasant position within a well-established residential area of the popular market town of Louth, 13 Spire View Road is a well-presented three-bedroom detached bungalow offering comfortable and versatile accommodation. The property benefits from a particularly spacious lounge, a modern fitted kitchen, three bedrooms including a principal bedroom with en-suite WC, together with front and rear gardens, a driveway paved providing off-road parking and a single garage. For sale with NO CHAIN.

The Property

The property is of traditional brick construction beneath a pitched roof covered in concrete tiles which we estimate to have been constructed during the 1980's. The accommodation benefits from uPVC double glazing throughout with complementary external doors and rear patio French doors. Heating is provided via gas central heating, with the boiler located within a kitchen cupboard and having been serviced in December 2025. The bungalow offers ample parking area to the front with a drive through access to the garage. The rear garden is enclosed and enjoys a warm and sunny aspect particularly during the afternoon and evening time.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance

Entrance is gained via the recessed porch positioned to the side of the elevation with tiled floor and part glazed door into a welcoming L-shaped hallway with carpeted flooring and a useful built-in storage cupboard.

Dining Lounge

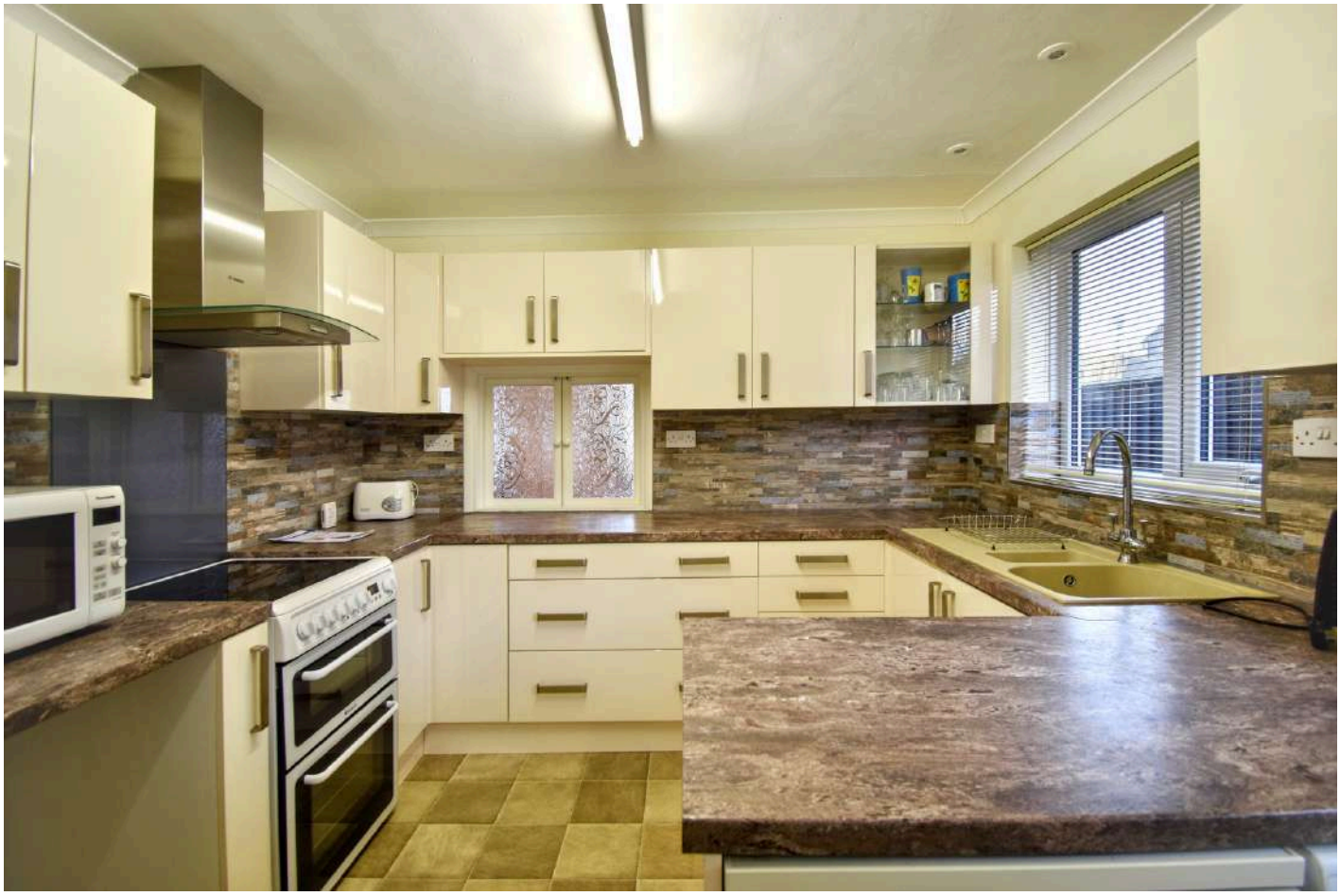
A particularly spacious and bright reception room extending across the full width of the bungalow. The room features carpeted flooring with an electric fireplace forming an attractive focal point. Two front-facing windows allow for excellent natural light, complemented by two radiators, two ceiling light points and a coved ceiling. An internal hatch provides access through to the kitchen, and the versatile layout allows the room to be used as a combined lounge/dining area or easily adapted to create a separate dining space if desired.

Bathroom

The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin with cupboard below, a corner quarter-circle shower enclosure, and a small bathtub. The room benefits from a window providing natural light and ventilation and has vinyl-effect flooring.

Breakfast Kitchen

A modern and well-appointed kitchen fitted with a range of base and wall units, complemented by work surfaces, tiled splashbacks and vinyl flooring. The kitchen incorporates a 1.5 composite bowl inset sink and offers space for a dishwasher, washing machine and under-counter fridge, along with an electric Hotpoint cooker. The gas boiler is neatly concealed within a wall cupboard. A window overlooks the side elevation, while a door provides convenient external access to the side of the property.



Bedroom One

Positioned to the rear of the property, this double bedroom enjoys plenty of natural light, enhanced by double doors opening onto the rear garden, creating a bright and airy feel. The room offers ample space for bedroom furniture and benefits from a pleasant outlook, making it ideal as a principal bedroom or guest room.

Bedroom Two

Situated to the rear left of the property and enjoying a south-westerly aspect, this good-sized double bedroom features carpeted flooring and benefits from its own en-suite WC with wash hand basin.

Bedroom Three

A well-presented small double bedroom, currently housing multiple wardrobes. The room enjoys natural light from the window to the side aspect and provides a comfortable and versatile space, suitable for use as a bedroom, home office or study.

Outside

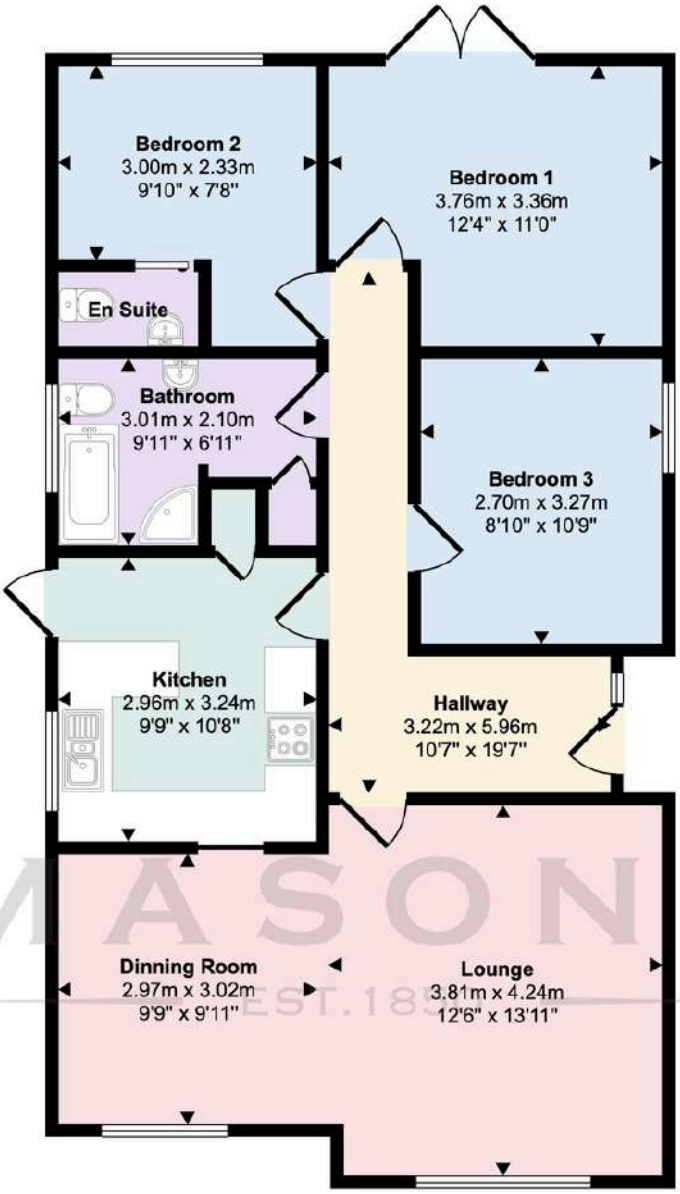
To the front of the property is a lawned garden with a paved driveway providing off-road parking for multiple vehicles and leading to a single detached garage. The front boundary is formed by a brick wall, with timber fencing to the side boundary.

The rear garden is mainly paved, creating a low-maintenance outdoor space with defined borders suitable for planting. A greenhouse is included within the sale, and the garden is enclosed by fencing with a side access gate, providing a private and practical area ideal for seating, entertaining or gardening.

Detached Brick Built Garage

A single detached garage positioned to the right hand side of the property, fitted with an up-and-over door and providing useful storage or secure parking. The garage is easily accessed from the driveway and benefits from lights, power points and a rear window.

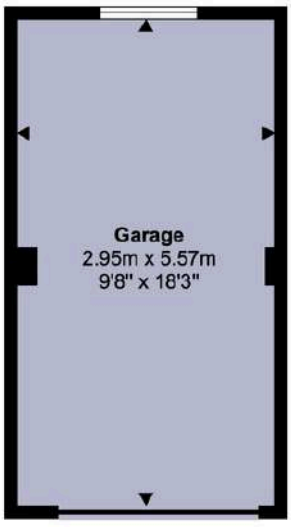
Approx Gross Internal Area
102 sq m / 1096 sq ft



MASONS
EST.18

Floorplan

Approx 85 sq m / 919 sq ft



Garage

Approx 16 sq m / 177 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 the real items. Made with Made Snappy 360.

Louth

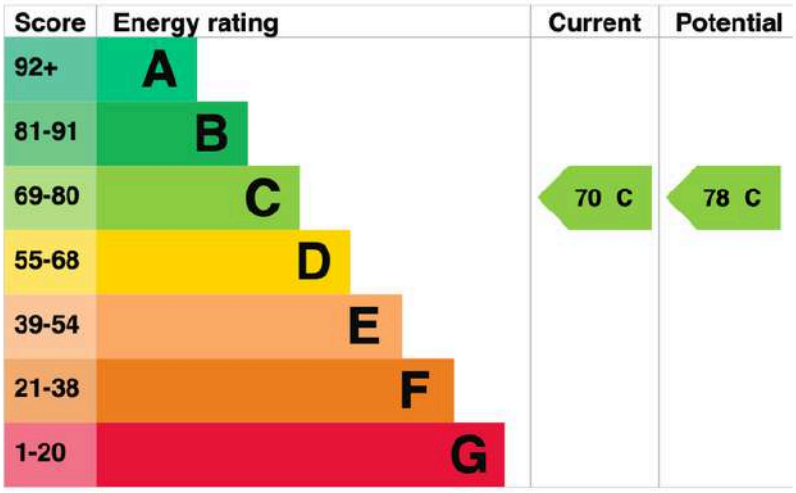
Vibrant Living in the Wolds

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.



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: ///pigment.pulps.singles

Directions

From St James' Church in the town centre proceed south along Upgate to the crossroads traffic lights and turn left here along Newmarket. Continue for some distance passing the Brown Cow Pub on the left and then after the pelican crossing take the left turn by the bollards along Stewton Lane. Follow the road and take the third left turn into Spire View Road. Follow the road until number 13 is found on the left side.

Agent's Note

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.

MASONS

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500

Exceptional Service 2026 feefo

RICS Regulated by RICS

Platinum Trusted Service Award 2026 feefo

Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
(iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.