



4 Becksid Court

Louth

M A S O N S
— SINCE 1850 —

4 Beckside Court

Louth, LN11 8ED



Modern three-bedroom detached bungalow

Quiet cul-de-sac position

Spacious lounge and dining room

Smart fitted breakfast kitchen

Family bathroom plus separate WC

Detached garage and private parking

Generous front and south facing rear gardens

Rear garden backing onto stream

A superb opportunity to acquire this well-presented modern three-bedroom detached bungalow, occupying a generous plot within a quiet cul-de-sac. The property offers spacious accommodation including a lounge with bay window opening into the dining room. Off the hallway are three well-proportioned bedrooms, a family bathroom and separate WC. To the rear is a smart breakfast kitchen with built-in appliances, while outside the property enjoys generous front and rear gardens, with the rear backing onto a stream.

Adjacent is a detached garage and parking area. The bungalow is within easy walking distance of local shops and amenities and further benefits from gas central heating and uPVC double glazing throughout.

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The property is entered via a welcoming hallway with part-glazed uPVC door, carpeted flooring and six-panel doors leading to the principal rooms. There is a cloak cupboard to one side and a further cupboard housing the hot water cylinder, ideal as an airing cupboard. Loft hatch to roof space. The lounge is a bright and attractive reception room featuring a bay window to the front, carpeted flooring and an attractive fireplace with inset coal-effect gas fire. An archway opens into the dining room, which has a serving hatch to the kitchen and patio doors leading onto the rear garden.







Positioned to the rear, the kitchen offers a good range of base and wall units with wood-effect doors, roll-top laminated work surfaces and tiled splash-backs. There is a one-and-a-half bowl sink and a range of built-in appliances including a free-standing cooker, slimline dishwasher, washing machine and fridge/freezer, with one cupboard housing the Worcester gas-fired boiler. Window to rear and part-glazed door to the garden.



The master bedroom is positioned to the front and benefits from double built-in wardrobes. A generous double room, it is currently arranged as a second sitting room with sofa bed. The second bedroom is equally spacious, with rear-facing window and carpeted flooring. Bedroom 3 is a single room currently used as a study, with side window.

The family bathroom comprises a three-piece suite including a panelled bath with electric shower over, fully tiled walls to wet areas, WC and wash hand basin, with frosted side window. Adjacent is a separate WC with wash hand basin, carpeted floor and frosted window.







Garage

A detached brick-built garage with pitched roof, featuring an up-and-over front door together with side pedestrian door and window. Light and power connected.

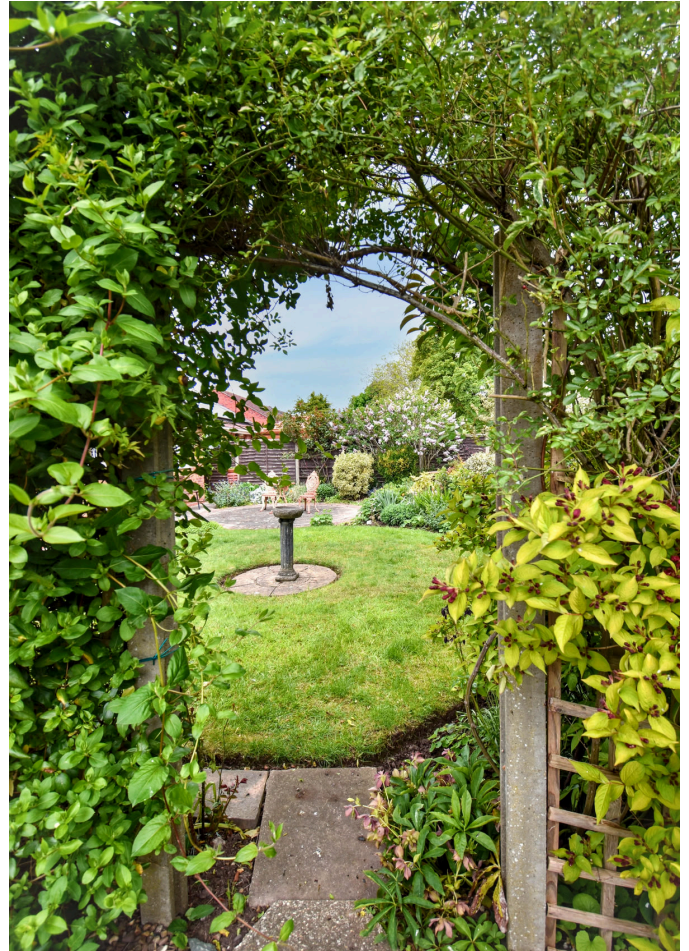


Outside

To the front is a large triangular-shaped lawn, fenced to the side boundary and open to the shared driveway serving two neighbouring properties. A paved pathway runs around the property giving access to the garage, with parking to the front and an additional space to the right-hand side. This area offers potential for extension into the garden beyond, creating further parking if required.



The rear garden is a delightful and private space with paved paths and patios, central lawn and well-maintained planted borders throughout. Fenced boundaries surround the garden, while the rear backs onto a charming stream, creating an idyllic setting for relaxing outdoors. Beyond the garage is a further separate garden area laid to lawn with fenced boundaries, ideal for a garden shed or suitable for incorporation into additional parking space.

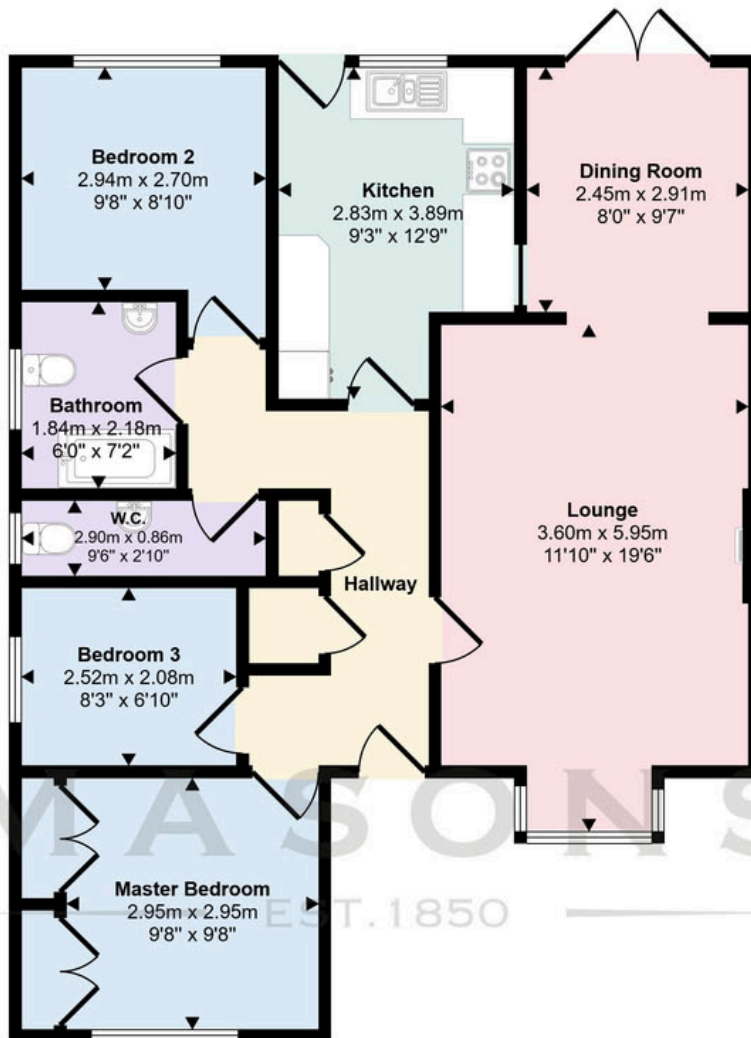






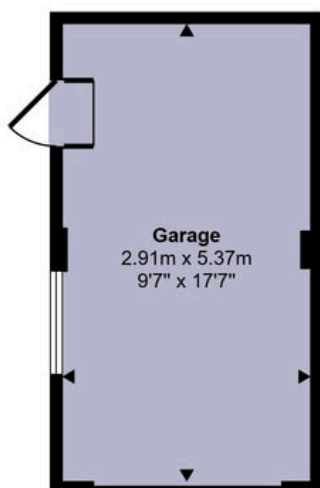


Approx Gross Internal Area
98 sq m / 1053 sq ft



Floorplan

Approx 82 sq m / 885 sq ft



Garage

Approx 16 sq m / 168 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

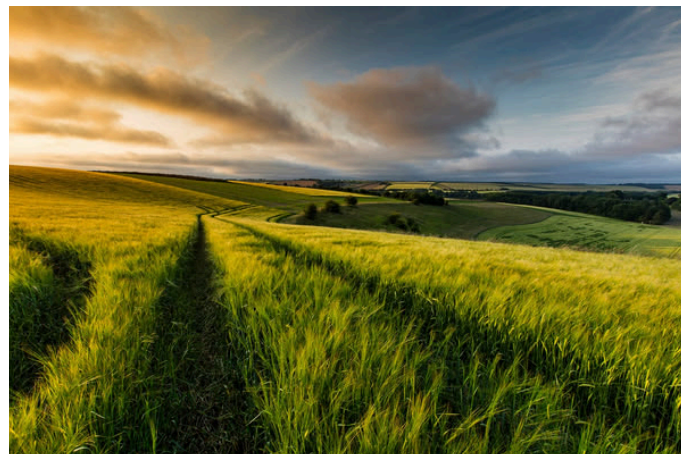
Vibrant Living in the Wolds

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		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

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: ///airbase.legal.remove

Directions

Travel away from the centre of Louth, east on Newmarket for some distance. As the road then turns into Kenwick Road, take the left turning into Florence Wright Avenue, travel towards the end and turn right into Beckside Court and the property will be found straight ahead, along the shared drive.

Agent's Note

The property is approached via a shared driveway.

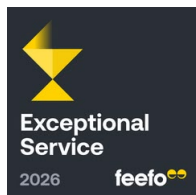
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SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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