



20 Meridian View

Louth

M A S O N S

SINCE 1850

20 Meridian View

Louth
LN11 9XX



Four-bedroom detached family home

Spacious open-plan kitchen and dining
room

Bright garden room with bi-fold doors

Utility room with access to converted garage

Principal bedroom with fitted wardrobes
and en-suite

Driveway providing ample off-road parking

Generous lounge with additional reception
space

Situated in a sought-after residential location, this well-presented four-bedroom detached home offers spacious and flexible accommodation, ideal for modern family living. The property has been well cared for and improved by the current owners, creating a home that is both practical and inviting.

The heart of the home is the impressive open-plan kitchen and dining room, providing plenty of space for everyday life and entertaining alike. Opening into a bright summer room overlooking the garden, this area enjoys an abundance of natural light.

The converted garage offers excellent additional living space and could be used as a family room, home office, playroom or gym, depending on your needs. With four well-proportioned bedrooms and a layout designed to suit a range of lifestyles, this is a home that combines comfort, space and versatility.

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Stepping through the front door, you are welcomed by a spacious entrance hall that immediately sets the tone for the accommodation beyond. Bright and inviting, this generous space provides access to the principal ground floor rooms while offering ample room. A useful understairs cupboard provides excellent built-in storage, ideal for coats, shoes and everyday household items, helping to keep the space organised and clutter-free.





The lounge is a spacious and well-presented reception room, offering an inviting space to relax and unwind. With plenty of room for a range of seating, it is perfectly suited to both everyday family life and entertaining. Double doors open through to the rear extension, creating a natural flow between the two living spaces.



Currently utilised as a summer room, the extension is a wonderful addition to the home, enjoying an abundance of natural light and views over the rear garden. Bi-fold doors open directly onto the patio, providing an excellent connection between the indoor and outdoor spaces during the warmer months. Whether used as a second sitting room, garden room or entertaining space, this versatile extension enhances the overall layout and provides a bright, welcoming environment to enjoy throughout the year.





The open-plan kitchen and dining room is undoubtedly the heart of the home, offering a superb space for both family life and entertaining. Fitted with a contemporary range of wall and base units, the kitchen is centred around a generous island incorporating a breakfast bar, complemented by integrated appliances including a dishwasher and wine cooler. Modern tiled flooring runs throughout, enhancing the sense of space and providing a practical finish.



Bi-fold doors open directly onto the rear garden, allowing plenty of natural light to fill the room while creating an excellent connection to the outside. The dining area comfortably accommodates a large table, making it ideal for both everyday living and entertaining



A door leads through to the useful utility room, which provides additional worktop space, storage and room for laundry appliances. Beyond this, the former garage has been converted to create a versatile additional room with the benefit of a separate W.C. Currently offering excellent flexibility as a home office or gym, it could equally be utilised as a hobby room, playroom or simply additional storage, depending on the needs of the next owner.





The principal bedroom is a spacious and well-proportioned double room, offering a peaceful retreat with plenty of room for a king-size bed and additional bedroom furnishings. Beautifully presented, the room benefits from a full range of modern fitted wardrobes, providing an excellent amount of built-in storage while creating a sleek and cohesive finish.

The bedroom is further enhanced by a contemporary en-suite shower room, fitted with a generous walk-in shower, wash hand basin set within a vanity unit and a low-level W.C. Finished with modern fittings throughout, the en-suite also benefits from a heated towel radiator, adding both comfort and practicality. Well-appointed and designed with everyday convenience in mind, it perfectly complements the principal bedroom and completes this impressive suite



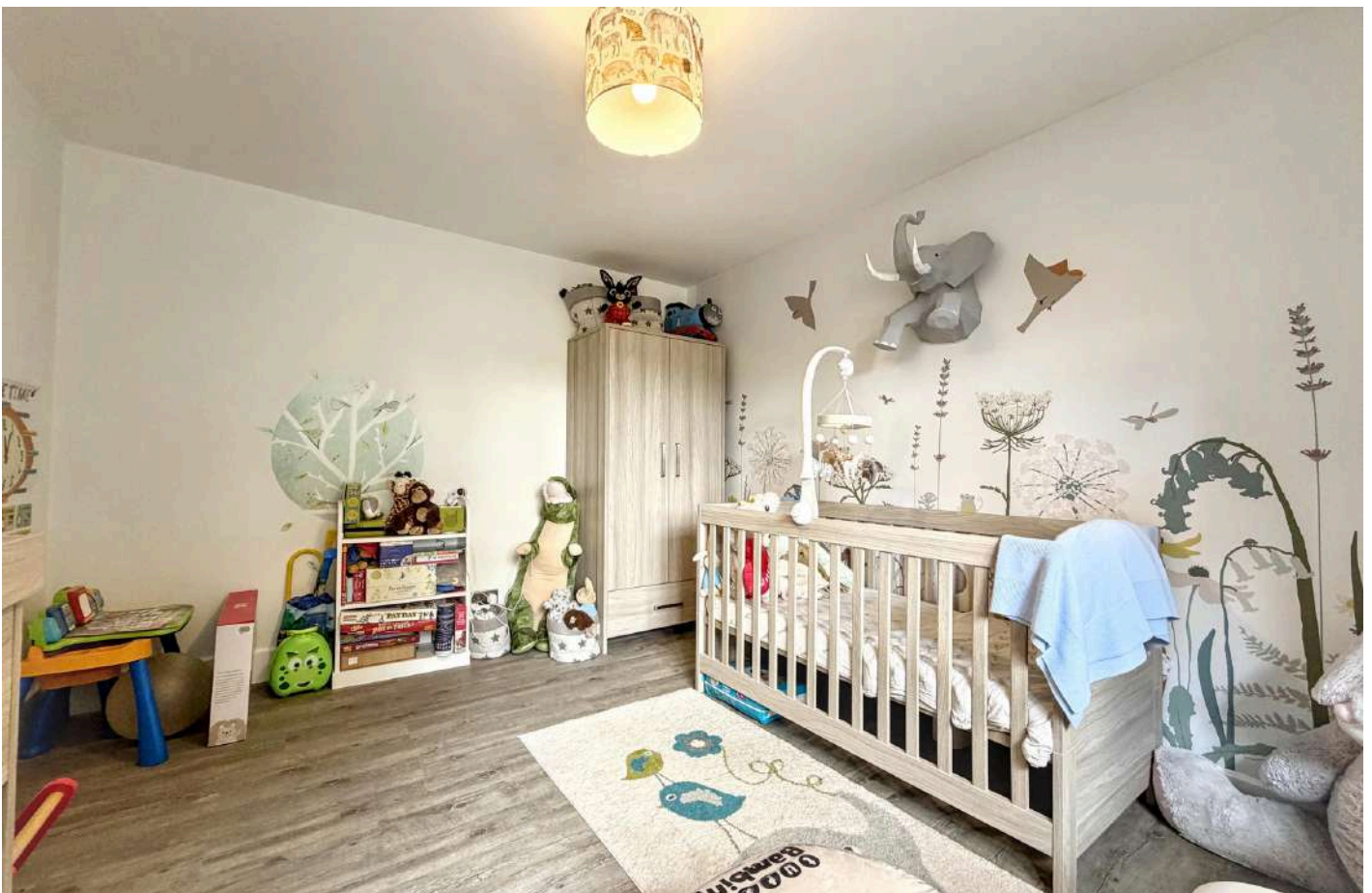
Bedroom Two is another generously sized double room, offering comfortable and versatile accommodation. Well presented and filled with natural light, it provides ample space for a double bed and additional bedroom furniture, making it an ideal guest bedroom or an excellent room for older children or family members. Its generous proportions also make it well suited to those requiring additional space for a dressing area or occasional home working, ensuring it can easily adapt to a variety of needs.





Bedrooms Three and Four are both comfortable double bedrooms, each offering well-proportioned accommodation and plenty of natural light. Both rooms provide ample space for a double bed and a range of bedroom furniture, making them ideal for family members or visiting guests.

Equally versatile, these rooms could also lend themselves to a variety of alternative uses, including a home office, nursery or hobby room, depending on the needs of the next owner. Their generous proportions ensure they remain practical spaces, further enhancing the flexibility and appeal of this well-designed family home.



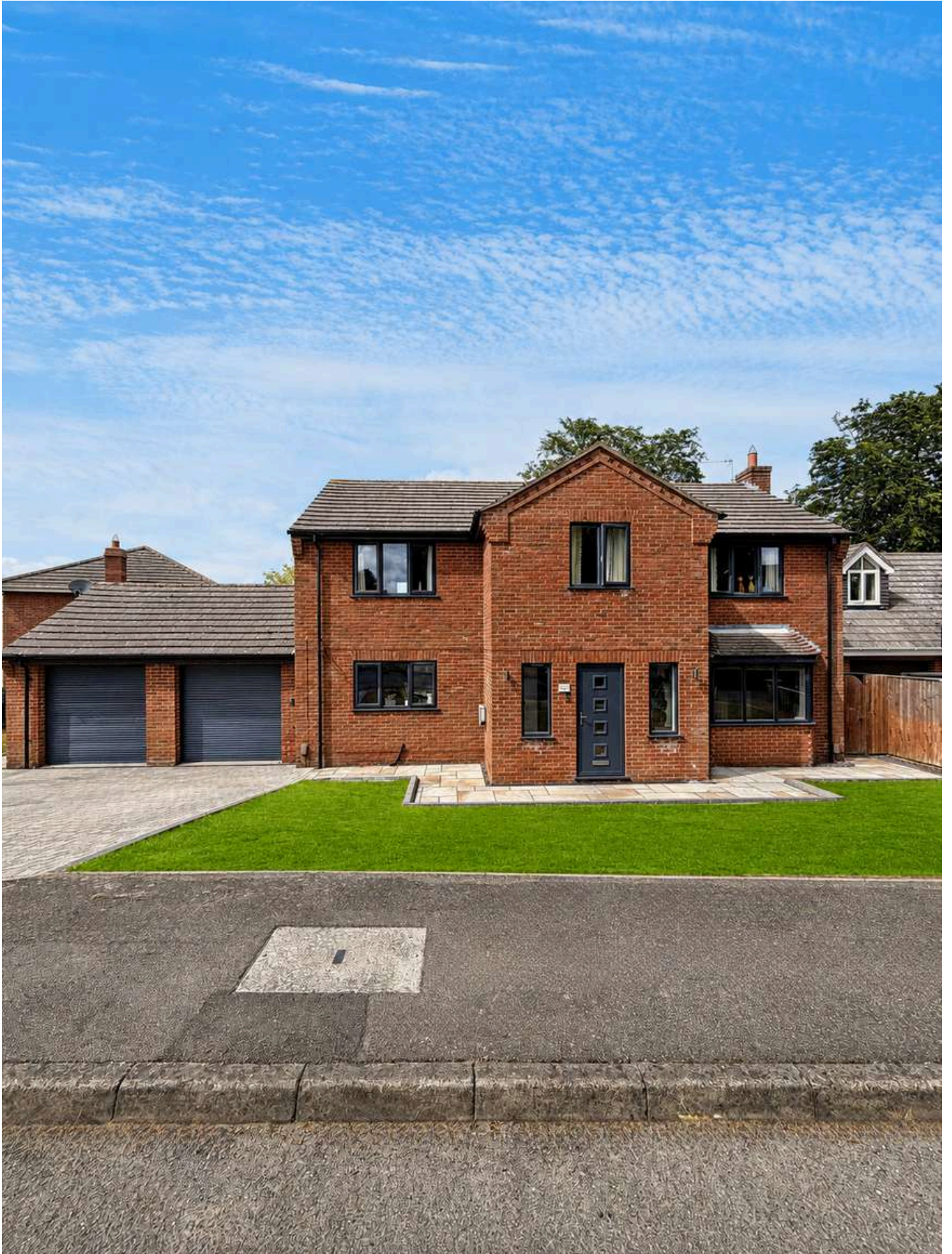


Outside, the property is equally well suited to modern family living. Immediately to the rear is a generous paved patio, perfectly positioned to take advantage of the dual access from both the kitchen and the summer room via bi-fold doors. This creates an excellent space for outdoor dining, entertaining or simply enjoying the garden during the warmer months, with a seamless connection between the indoor and outdoor living areas.

Beyond the patio, the garden is predominantly laid to lawn, providing plenty of space for children to play or for keen gardeners to enjoy. An external access door leads into the converted garage, offering added convenience and making the space easily accessible from both inside and outside the property.

The former double garage has been thoughtfully adapted to provide a useful utility area, a versatile additional room currently utilised as a home office/gym, a separate store room and the benefit of a ground floor W.C. Importantly, the conversion has been completed using stud partition walls, meaning it could be returned to a double garage with relative ease should a future owner require additional parking or storage. To the front, the property benefits from a generous driveway providing ample off-road parking for several vehicles, creating a practical and welcoming approach to this impressive family home.

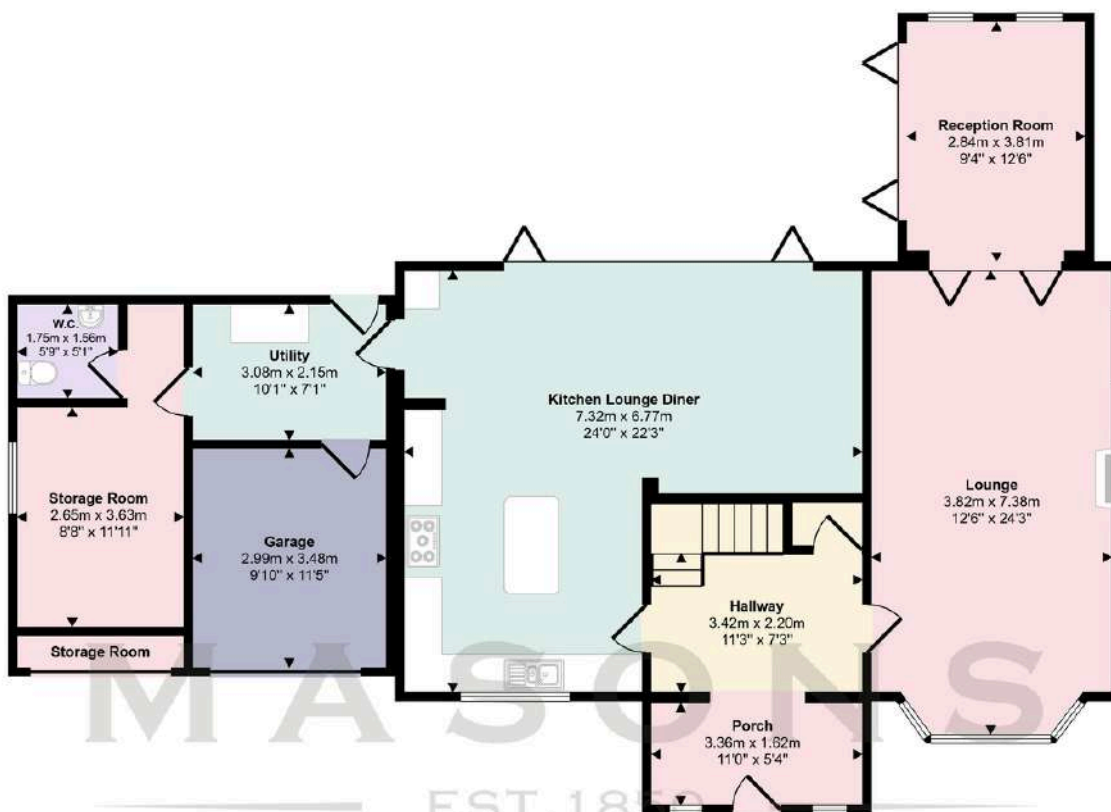








Approx Gross Internal Area
213 sq m / 2294 sq ft



Ground Floor
Approx 132 sq m / 1419 sq ft



First Floor
Approx 81 sq m / 875 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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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 F

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:///pops.drift.silly

Directions

From Upgate, continue straight ahead at the T-junction, remaining on Upgate, before taking the second turning on your right into Meridian View. Follow the road for a short distance, where No. 20 can be found on the right-hand side.

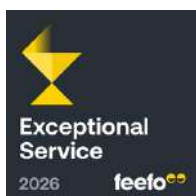
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