



DO
AS
S

2

2 The Sidings

Louth

M A S O N S
— Celebrating 175 Years —



2 The Sidings

Louth
LN11 0PX

Detached two-bedroom bungalow in quiet town cul-de-sac

Spacious dining lounge with bay window and gas fire

Breakfast kitchen with fitted units and appliances

Two rear-facing double bedrooms, one with fitted wardrobe

Carport and attached garage with power and lighting

Surprisingly large and well-established rear garden

Greenhouse, paved terraces and kitchen garden area

Offered with no onward chain

MOVEWITHMASONS.CO.UK
01507 350500



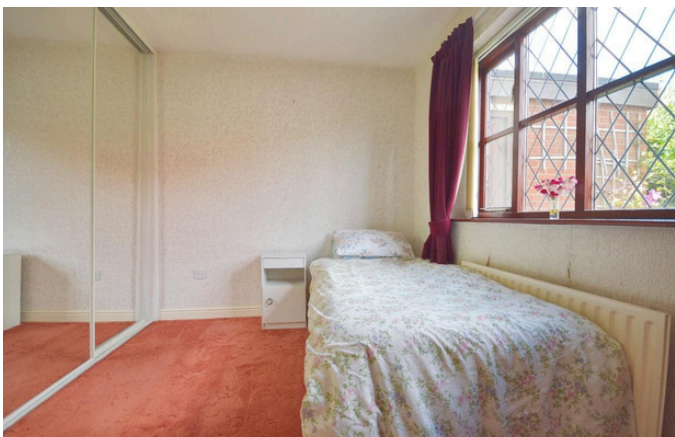
Set back from the road, the property is approached via a paved driveway leading through a carport to an attached garage. The main entrance is sheltered under the carport and opens into an enclosed porch, providing a practical buffer from the elements and a quiet welcome. Step inside to a wide L-shaped entrance hall with airing cupboard, loft access and space for coats and storage.



At the front of the bungalow, the generous dining lounge spans the full width of the home and is filled with natural light from a walk-in bay window and two further windows to the front and side. A gas fire with tiled surround creates a central focal point, and there's ample space for both seating and dining areas.



The breakfast kitchen is fitted with a range of oak-effect units including base cupboards, pan drawers, worktops with tiled splashbacks and a tall oven housing unit. Integrated appliances include a Beko electric oven and New World ceramic hob with extractor. There's also a single drainer stainless steel sink, plumbing for a washing machine, space for a fridge freezer and a side door to the garden. A wall-mounted Potterton gas boiler is housed within a corner cupboard.



To the rear are two double bedrooms, each with views over the garden. Bedroom one is a spacious double, while bedroom two includes a fitted wardrobe with mirrored sliding doors. The centrally located wet room has been adapted for accessibility and features full-height tiling, a Mira Advance electric shower, pedestal basin, WC, radiator, illuminated mirror, and extractor fan.

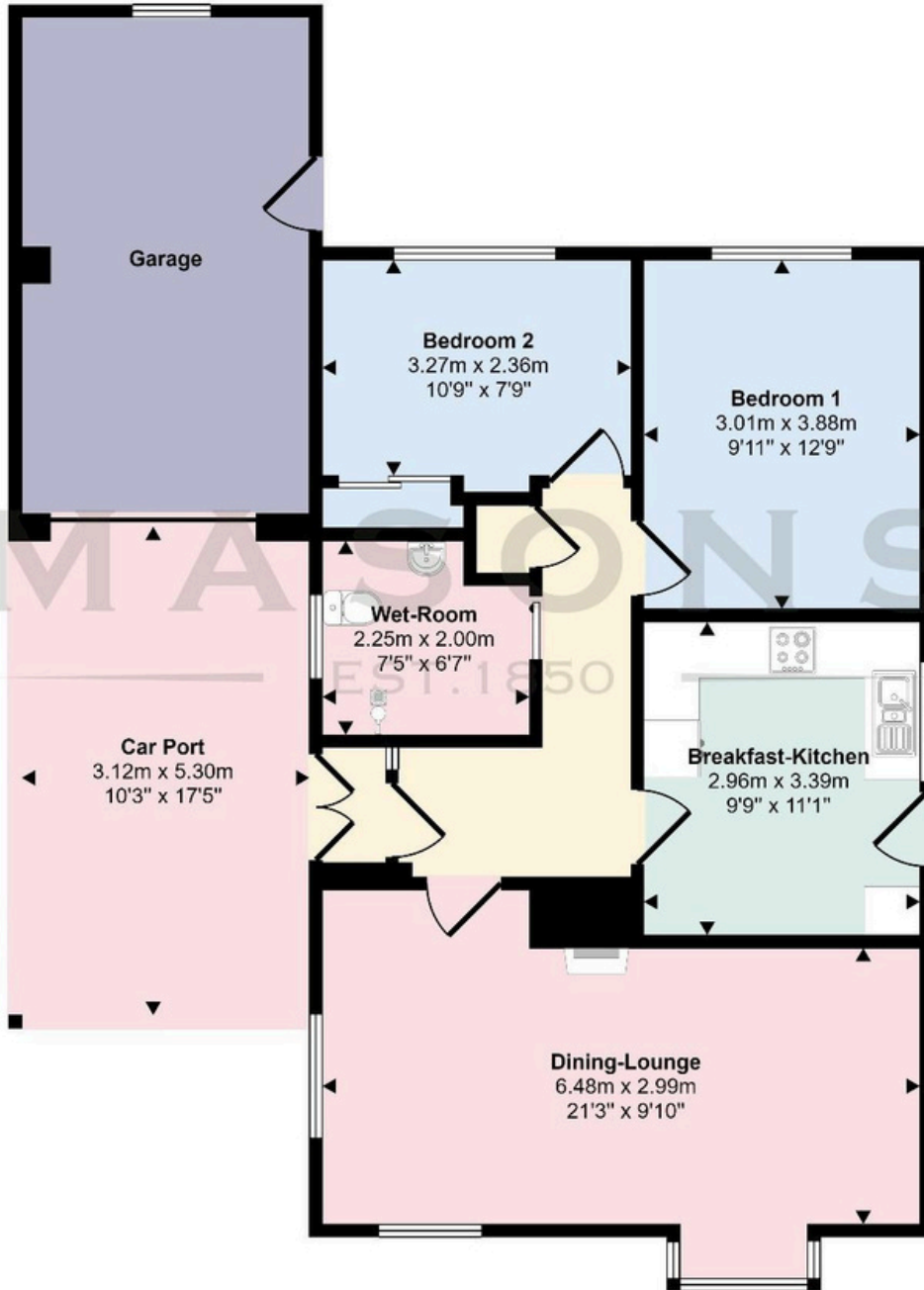
One of the most surprising aspects of the property is its generous size rear garden, which stretches out well beyond initial expectations. A paved terrace sits just outside the rear door, leading to espalier-trained fruit trees and pathways with a greenhouse to one side. and established planting.

The garden is well enclosed by hedging and fencing, offering privacy and space for gardening, relaxing, or further landscaping. Toward the rear is a gravelled seating area and flagstone patio with a mature apple tree, while a brick-walled kitchen garden area offers a charming nod to the property's past.

To the side, a pathway leads around the house with a second outside tap, external gas meter and space for bins. The attached garage includes power, lighting, window and pedestrian door to the garden.



Approx Gross Internal Area
103 sq m / 1108 sq ft



Floorplan

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 | | |
| 55-68 | D | 63 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

Directions

From St James' Church in Louth, head south on Ugate and turn left into Little Eastgate. Bear left onto Eastgate, then continue past the mini roundabouts and take the first left into Station Approach. Turn left again into The Sidings, and the property is shortly on the right-hand side.

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,
Louth, Lincolnshire
LN11 9QD

01507 350500



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.

