



34 Chestnut Drive

Louth

M A S O N S
— SINCE 1850 —



34 Chestnut Drive

Louth,
Lincolnshire LN11 7AX

Extended and much improved semi-detached house

Modern family accommodation with 4 first floor bedrooms

Contemporary full width fitted kitchen open-plan with a long dining-conservatory

Lounge with wide oriel bow window

Spacious hall, landing and first floor bathroom

Driveway past the house to a good-size brick and tiled garage

Block paved forecourt for additional parking

Long rear garden with patio and walled/gated sunken garden

Useful garden store at the rear of the garage

Gas central heating system and uPVC double glazed windows

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01507 350500

The Property

We estimate that this semi-detached family house was constructed during the 1970's with brick-faced cavity walls beneath a pitched timber roof structure covered in concrete interlocking tiles. The property now has replacement uPVC double-glazed windows and external doors with multi-pane effect panes on the front elevation and double-glazed front entrance into the hallway. Heating is by a gas-fired boiler connected to central heating radiators and an insulated hot water cylinder.

The original house has been extended and altered to provide four versatile bedrooms in total, by sub-division of the large front bedroom into two smaller bedrooms and a lobby off the main landing. The smallest bedroom could alternatively be a dressing room as at present for the current owners. There is a long conservatory extension at the rear from the kitchen, creating a dining and sitting area overlooking the main garden.

The rear garden is of surprising size with a useful store behind the garage. The far rear garden has curved walls, wrought-iron gate and steps down to a sunken garden beyond with summer house and a hot tub, though not working and in need of renovation or renewal.

Accommodation

The main entrance is at the front of the house where a **recessed porch** has a uPVC part-glazed front door with a decorative centre pane and double-glazed side panels into the **entrance hall**. The light and spacious modern hallway has an attractive colour scheme in grey and white with moulded dado rail and an oak-effect floor LVT covering which continues throughout the kitchen and into the dining conservatory beyond. There is a double radiator, coved ceiling and window to the side elevation with Roman blind. To one side is the digital central heating control and the hall has a smoke alarm, ceiling light point and door to a useful and good size under stairs store cupboard with electric light, consumer unit with MCB's and power point.





The **lounge** is at the front of the house and decorated in contrasting colours with a wide oriel bow window to the front elevation allowing light to flood into the room. A focal point is a modern dark oak pillared and panelled fire surround with display recess and in the past a gas fire has been fitted. Beneath the front window is a wide double radiator. The room is entered through a part-glazed door from the hall finished in light oak.



The impressive contemporary **dining kitchen** is approached through a framed walk-through opening from the hall and is fitted with an extensive range of units having cream high-gloss facings and long stainless steel handles.





There are ample base cupboard units, drawer units with deep and wide pan drawers, an integrated Bosch dishwasher, roll-edge, textured slate style work surfaces extending to form a shaped breakfast bar and an inset black acrylic one and a half bowl sink unit with chrome lever mixer tap. A tall unit houses the mid-level Bosch built-in double oven incorporating grill and there is a separate Kenwood gas four ring hob with black glass splash-back and cooker hood above, also finished in black with curved glass.

An under counter space has plumbing for a washing machine and there is a wide recess with plumbing for an American style fridge-freezer. The wall cupboard units have pelmet lighting beneath and there are tall larder cupboard units. The radiator is housed in a decorative case and there are two ceiling light points. The rear window presents an attractive view across the long rear garden. Within one tall kitchen unit there is the Worcester gas-fired central heating boiler.

The feeling of space is further enhanced as the kitchen is open on one side to the **dining conservatory** - an impressive room which extends the original living accommodation considerably. The conservatory has natural brick base walls to the far area and uPVC double-glazed windows with an opaque polycarbonate roof. Double-glazed French doors on the side elevation open onto the patio and garden. There is a ridge light and opening skylight panel.



First Floor

The staircase leads up from the hall to an **L-shaped landing**, lit naturally by a window with Roman blind on the side elevation. A screen extends around the stairwell and a recessed airing cupboard contains the foam-lagged hot water cylinder with immersion heater and further cupboard above. The coved ceiling has a smoke alarm and trap access with drop-down ladder to the roof void. 4-panel doors finished in light oak lead off to the bathroom and bedrooms 1 and 3, while a walk-through opening leads into a small side landing. From here a 4-panel door finished in light oak opens into bedroom 2 and as the fourth bedroom is a dressing room for the present owners, there is a walk-through access to this room.



The **main bedroom** is a spacious double bedroom positioned at the rear of the house and fitted with a modern range of built-in wardrobes, having smoked glass doors, pelmet with downlighters above, clothes rails and shelving. There is a radiator and the large rear window presents an attractive view over the conservatory to the main garden.





The **second bedroom** is a double room at the front of the house off the inner landing and has a radiator, ceiling light point and front window.

Currently a nursery, **bedroom 3** is a single bedroom with a bulkhead extending from one corner to create a low plinth above the staircase. There is a radiator and front window.

The **fourth bedroom** is another single room with a front window and a small recess for storage but also serves well as a walk-in dressing room.

The **bathroom** is fitted with a white suite comprising a panelled bath with a glazed screen and shower unit to one side with chrome wall controls; low-level WC and pedestal wash hand basin with mono-block lever mixer tap.

The floor is ceramic tiled while the walls are part ceramic-tiled with full height tiling in the shower area above the bath.

There is a ladder style radiator/towel rail in white, a rear window and the coved ceiling has an extractor fan and downlighter spotlights.





Outside

The property has a wide entrance from Chestnut Drive with a concrete-paved driveway and the front garden has been mainly laid to block paving for additional parking with a border, ornamental shrubs and bushes, all set behind a brick front boundary wall with pillars and ornamental railings.

By the entrance porch there is a wall up/down outside light. The drive continues along the side of the house to give access to the garage and provides additional parking space with external gas and electricity meters built into the side wall of the house.

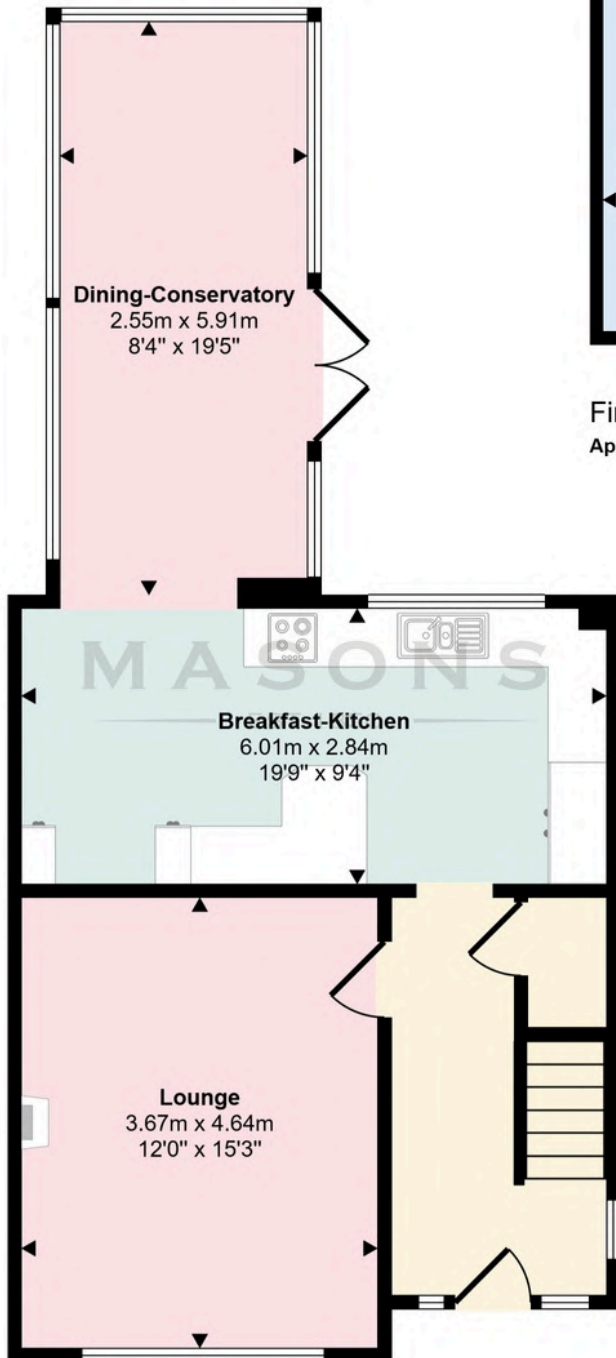
A picket fence with gateway opens from the rear area of the drive into the main rear garden which is an excellent size for a family house.



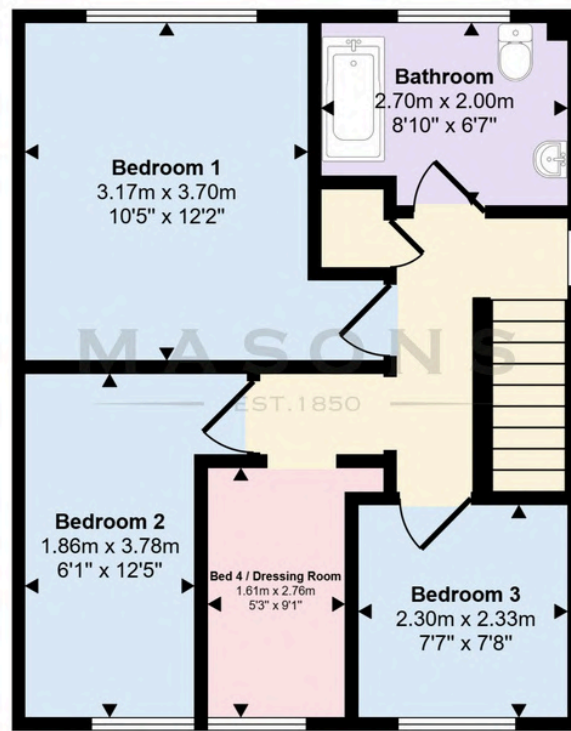
The **rear garden** extends from a flagstone paved patio with slate border to the rear of the conservatory, out onto a main lawn with a further paved area beneath the kitchen window. On the far side of the lawn there are curved brick retaining walls around shrubbery beds on each side of a centre wide arched wrought iron gate set into ornamental curved brick walls with pillars and railings. This gate opens onto steps down into a secluded sunken garden beyond. Within this private area there is a timber summer house built onto a raised plinth with light and power supply. There is a raised bed at the side and a lower gravelled area with a circular patio. A hot tub adjacent is no longer operational and will need to be renovated, replaced or removed by the purchaser/s.

The **brick-built garage** has a pitched timber roof structure covered in concrete tiles and has an up and over door at the front, strip light, power points and rear window onto the garden store beyond. There is a floodlight above the garage door and there are three up-and-downlighters positioned along the side wall of the garage illuminating the patio area by the conservatory. Attached to the rear wall of the garage is a useful timber garden shed with a polycarbonate roof and double doors.

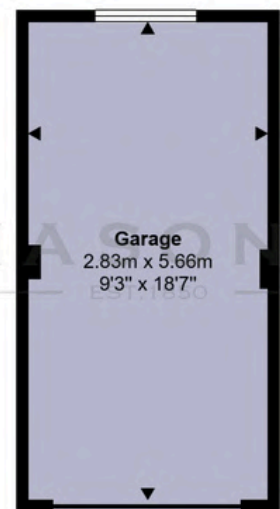




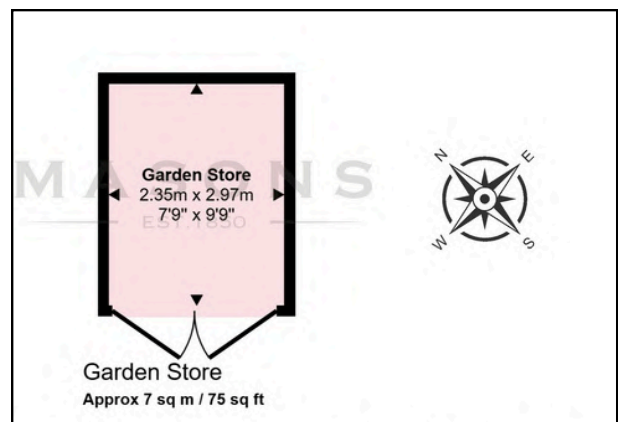
Ground Floor
Approx 60 sq m / 648 sq ft



First Floor
Approx 46 sq m / 496 sq ft



Garage
Approx 16 sq m / 172 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.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 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

Location

What3words: ///fidgeted.yawned.dairy

Directions

From St. James' church proceed a short distance along Ugate and turn left along Little Eastgate and then at the junction carry on along Eastgate through the town centre. At the two mini roundabouts proceed straight ahead, follow Eastgate away from the town and at the eventual crossroads, carry straight on along Eastfield Road.

Proceed towards the outskirts of town, look for and take the right turning into Chestnut Drive and then continue until number 34 is found on the right side.

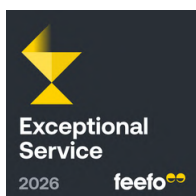
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