



10 Mayfield Crescent

Louth

M A S O N S
— SINCE 1850 —

10 Mayfield Crescent

Louth, LN11 8EQ



Three-bedroom semi-detached dormer bungalow

Quiet residential location

Excellent renovation opportunity

Spacious lounge with bay window

Large dining room and rear kitchen extension

Detached garage and driveway parking

Generous private rear garden

uPVC double glazing throughout

An excellent opportunity to acquire this three-bedroom semi-detached dormer bungalow, positioned on a quiet residential road. Requiring full renovation and modernisation, the property offers fantastic potential to create a superb family home.

Ideally located just a minute's walk from a local shop and pub, the accommodation briefly comprises entrance hall, two ground floor double bedrooms, lounge with bay window, spacious dining room opening into the kitchen and a ground floor bathroom, while the first floor provides a further bedroom. To the front is a small garden and driveway parking leading to a detached garage, while to the rear is a large and private garden. The property also benefits from uPVC double-glazed windows and doors.

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Accessed via a front porch with uPVC door and tiled floor, a timber glazed door opens into the hallway with carpeted flooring and original period doors to the principal rooms. The lounge to the right is generously sized with bay window to the front aspect. Opposite is a double bedroom with window to the front. A further double bedroom overlooks the rear garden and benefits from built-in wardrobes, also housing the Glow Worm gas central heating boiler (currently not working and requiring service).

There is a spacious dining room with windows to the side aspect, built-in cupboards and rear door leading into the kitchen, situated within an extension to the rear. The kitchen has windows to all sides and door to the garden, together with worktop, sink and gas cooker. The family bathroom is located on the ground floor and comprises a three-piece suite including panelled bath with electric shower above, WC and wash hand basin, with tiled wet areas, frosted rear window and timber floor.







First Floor

Carpeted landing with cupboard to the side leading into the loft storage area housing the water tank. A door leads into the third bedroom, a small double with built-in wardrobes and dormer window to the front aspect enjoying rooftop and countryside views beyond.



Garage

Attached to the side of the house with up-and-over door, rear window and door, housing the gas meter and benefiting from light and power socket.



Outside

To the front of the property is parking for one vehicle, together with a lawned garden, central bush and concrete path leading to the front door. A further side lawn leads to the superb rear garden, which is much larger than average and enjoys an excellent degree of privacy. A patio area extends onto the lawn, with a dwarf wall separating the main garden from the larger lawned section beyond. The garden is bordered by hedging and fencing, with a mature central tree and recently installed timber garden shed to the rear corner.



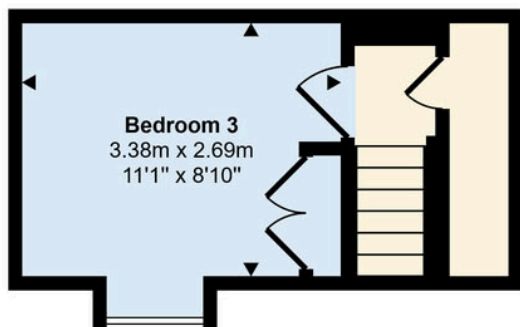




Approx Gross Internal Area
103 sq m / 1104 sq ft



Ground Floor
Approx 88 sq m / 950 sq ft



First Floor
Approx 14 sq m / 154 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

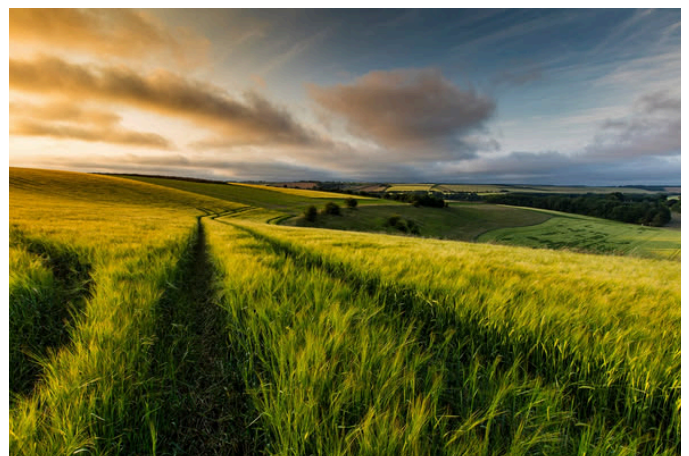
Vibrant Living in the Wolds

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.





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: ///sprawls.danger.manifests

Directions

From St. James' church travel south on Ugate, turning left at the traffic lights onto Newmarket. Proceed for some distance until the road becomes Kenwick Road and after a short distance, take the second left into Mayfield Crescent and the property will be found straight ahead on the left bend.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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