



Saffron Walden

Alvingham

M A S O N S
— SINCE 1850 —

Saffron Walden

Lock Road, Alvingham,
LN11 7EU



Fully renovated three-bedroom detached bungalow

Generous 0.3 acre plot (STS)

Spacious lounge with multi-fuel burner

Beautiful rural setting with canal and field views

Brand new kitchen with integrated appliances

Newly installed oil-fired central heating boiler

Partially converted loft with further potential (STP)

Detached single garage and large gravel driveway

A superb opportunity to acquire this fully renovated three-bedroom detached bungalow, set in a beautiful rural location in the village of Alvingham, just a short drive from the popular market town of Louth.

The property occupies a generous plot of approximately 0.3 acres (STS) and includes a detached single garage, while enjoying views over the nearby canal and surrounding fields.

The accommodation briefly comprises an entrance hall, modern kitchen diner, spacious rear lounge with multi-fuel burner, three double bedrooms and a stylish family shower room. The loft has also been partly converted, offering additional space and potential for further development (subject to the necessary permissions).

The bungalow has been refurbished to a high standard throughout, including a brand new fitted kitchen with integrated appliances, a newly installed shower room, full redecoration, new flooring, replacement internal and external doors, and a newly installed oil-fired central heating boiler. The property also benefits from an up-to-date electrical certificate and a recently installed bio-digester drainage system.

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A covered porch leads to a part-glazed composite door opening into a spacious entrance hall with a contemporary vertical radiator, oak internal doors and a large built-in storage cupboard.

The kitchen diner is a bright, modern space fitted with gloss base and wall units, marble-effect laminate work surfaces, stainless steel sink, built-in electric oven and induction hob with extractor above. Integrated appliances include a tall larder fridge, under-counter freezer and washing machine, all newly installed. Windows to two aspects provide good natural light, and there is ample space for a dining table. A door provides access to the driveway.





The lounge is a spacious reception room with large windows to three aspects and a glazed door opening onto the rear garden. A tiled chimney breast houses an inset multi-fuel burner, creating an attractive focal point.

Bedroom one is a generous double bedroom overlooking the rear garden.

Bedroom two is a further double bedroom with side window and built-in storage cupboard.

Bedroom three is also a double bedroom with front-facing window and built-in cupboard.

The family shower room has been newly fitted with a walk-in shower with Triton electric unit and rainfall head, marble-effect wall panelling, vanity unit with wash basin, low-level WC, frosted window and vertical radiator.

The loft has been partly converted with a drop-down ladder, wooden flooring and decoration, creating an ideal hobby or play room with further potential for conversion (subject to planning).





Outside

The property stands in generous grounds of approximately 0.3 acres (STS) and is approached via a gravel driveway leading to a single brick-built garage with remote roller door, side access door and power connected. The recently installed Warmflow oil-fired boiler is also housed here.

The front garden is mainly laid to lawn with planted borders and mature shrubs, extending around the side of the property.

A gravel seating area to the side provides an ideal space for outdoor dining, with the oil tank enclosed by fencing.

The rear garden is mainly laid to lawn with mature trees and shrubs, enclosed by fencing and enjoying a south-westerly aspect. The plot also offers scope for additional outbuildings if required.

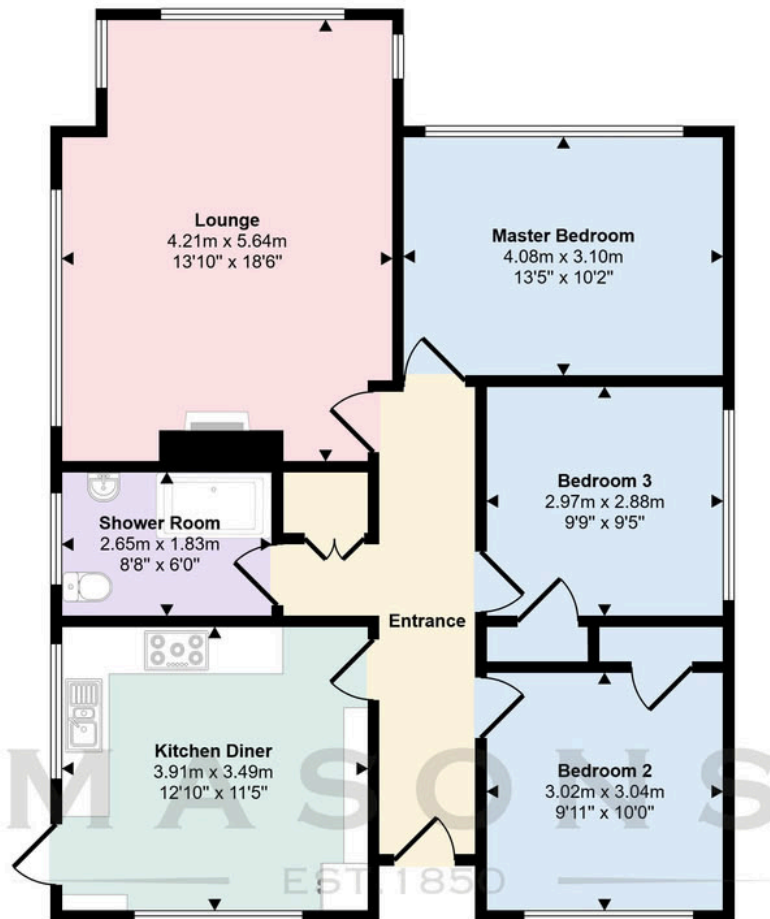




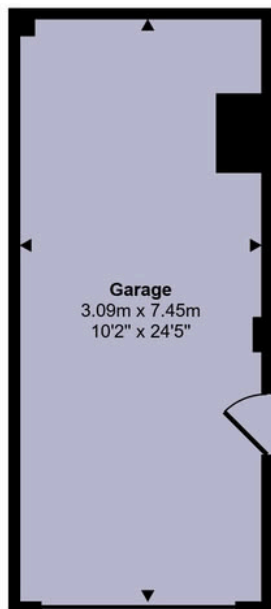




Approx Gross Internal Area
111 sq m / 1190 sq ft



Floorplan
Approx 88 sq m / 942 sq ft



Garage
Approx 23 sq m / 248 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.

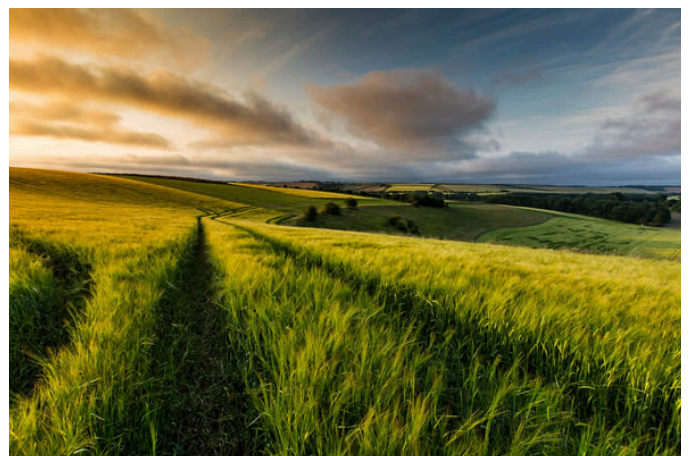
Alvingham

Country Charm

Alvingham is an attractive rural village within easy commuting distance of Louth, the coast and the Humber Bank. The Georgian market town of Louth is about 3 miles away and boasts a bustling atmosphere with a range of shopping and other facilities, whilst being renowned for the open-air markets and regular farmers markets. Lincoln is 30 miles to the west and boasts a variety of shopping, cultural and leisure activities in addition to its well respected university. This area of Lincolnshire is renowned for the quality of its grammar schools and in addition there is a range of prep schools in the area and the Lincoln Minster School. The nearby primary school at North Cockerington is highly regarded, as is the King Edward VI grammar school in Louth. The area has a wide range of sporting and recreational amenities including the Kenwick Park leisure centre on the Louth outskirts, the Meridian sports centre, a tennis academy, cinema, theatre and the Louth golf course.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (26 miles) and Grimsby (16 miles).



Louth

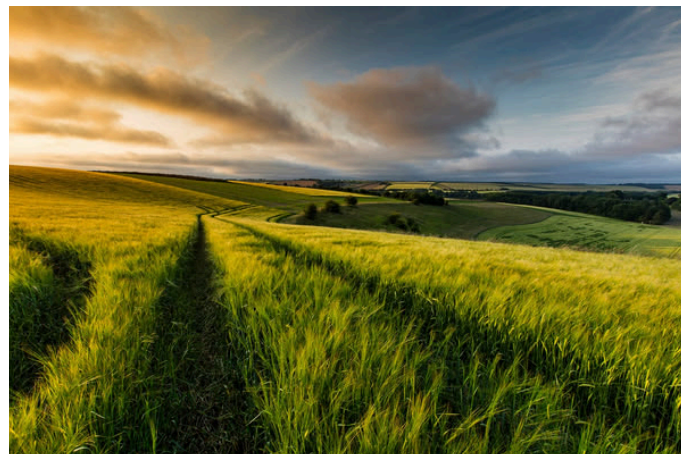
Vibrant Living in the Wolds

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		
55-68	D	57 D	67 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 electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///rugs.soldiers.autumn

Directions

Proceed away from Louth town centre along Eastgate, which in turn becomes Eastfield Road.

After leaving the edge of town, take the first left turn, travel over the canal at Ticklepenny Lock and at the T-junction turn right. Follow the lane to Alvingham and on entering the village, ignore the left turns into the village and continue on Lock Road. After just passing the Canal, the property is on the right.

Agent's Note

Material information is available on request or from the website listing.

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.

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