



34 Virginia Drive

Louth

M A S O N S

— SINCE 1850 —

34 Virginia Drive

Louth
LN11 8BD



Mid-Terrace

Private off-road parking to the rear

3 bedroomed property

Modern kitchen diner

Generous plot size

Separate lounge with large front-facing window

Occupying a generous plot, this well-presented three-bedroom mid-terrace property offers spacious and well-proportioned accommodation throughout. The ground floor comprises a comfortable separate lounge, providing the perfect space and with a modern fitted kitchen/dining room offering ample storage and worktop space, with plenty of room for family dining and entertaining. To the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property enjoys a private front garden, while the generous enclosed rear garden provides an excellent outdoor space. A further shed/outbuilding offers excellent storage and has the potential to be used as a workshop or hobby space, while private off-road parking to the rear adds further convenience. The property also benefits from replacement first-floor windows and a new composite front door, both installed by Spire Windows and remaining under guarantee, together with an Ideal combination boiler also benefiting from a manufacturer's guarantee. Combining practical living accommodation with generous outside space and further modern improvements, this is a fantastic opportunity to acquire a home with plenty to offer.

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The modern fitted kitchen has been thoughtfully designed to offer both style and practicality, featuring a contemporary range of high-gloss black wall and base units complemented by generous worktop space. Providing an abundance of cupboard storage, the kitchen has been carefully laid out to maximise functionality, making it well suited to the demands of everyday living. A selection of kitchen appliances can be included within the sale, subject to agreement. The room is filled with natural light and benefits from direct access to the rear garden, creating a seamless transition to the outdoor space and making it ideal for day-to-day use.



The separate lounge offers a well-appointed reception space with a contemporary finish and a comfortable layout. Benefitting from a double aspect design, the room enjoys an excellent distribution of natural light and creates a spacious feel throughout. With ample space for a range of furnishings, this versatile reception room provides an attractive setting for both relaxing and entertaining.





Leading from the bright first-floor landing, the principal bedroom is a generously proportioned double room offering ample space for a range of bedroom furniture. A large window allows plenty of natural light to flood the room, creating a bright and airy atmosphere, while the well-planned layout provides flexibility for freestanding wardrobes, drawers and additional furnishings. Finished in neutral décor, the room offers a comfortable and versatile space suited to a variety of individual preferences.







The second bedroom offers a comfortable and practical space, with room to accommodate a double bed and additional furniture. Currently utilised as a hobby room, this flexible space could easily be adapted to suit a range of needs, whether as a guest bedroom, child's room, home office or personal retreat. The room provides a good degree of flexibility and complements the overall accommodation offered by the property.

The family bathroom is fitted with a modern bath suite comprising a dual overhead shower, low-level WC and wash hand basin. The space has been arranged to maximise practicality and provides a well-appointed area for everyday use.





The third bedroom is currently utilised as a study, offering a dedicated space for working from home or personal use. Alternatively, the room could accommodate a single bed or be used as a nursery, dressing room or hobby space, it offers versatile space.



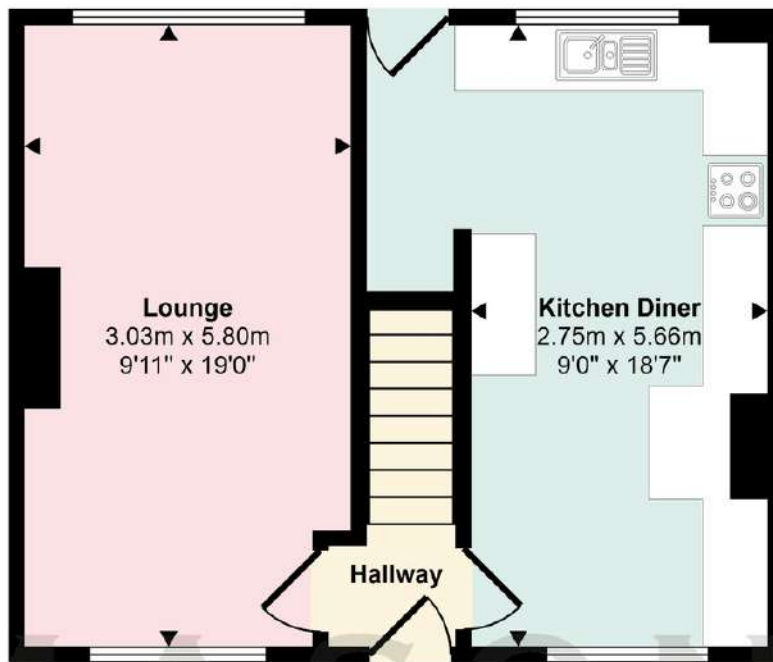




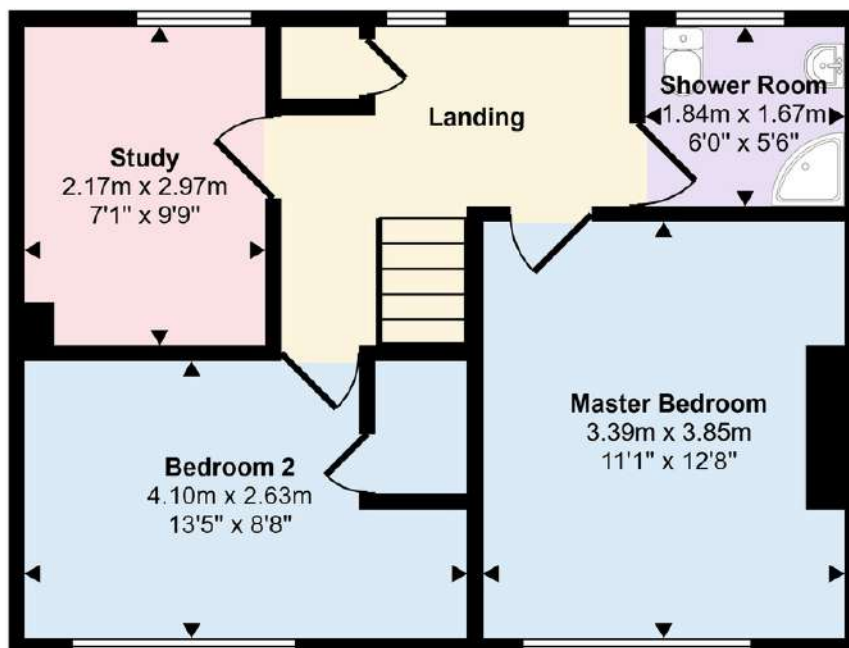
The rear garden is a particular feature of the property, occupying a large plot and offering a variety of spaces to enjoy. Thoughtfully arranged with hidden corners, seating areas and different sections to explore, the garden provides an excellent outdoor retreat with plenty of room for relaxation, entertaining and outdoor activities. The garden is home to a pond, adding a unique focal point to the space, while a substantial workshop shed is positioned towards the bottom of the garden, close to the rear parking area/carport, providing useful storage and workspace. Beyond the rear boundary, the property benefits from views over open fields and access to nearby public footpaths, offering a pleasant outlook and the opportunity to enjoy the surrounding countryside on the doorstep. With its size, layout and additional features, the garden offers far more than the average outdoor space.



Approx Gross Internal Area
83 sq m / 891 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 43 sq m / 467 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

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: ///dormant.squaring.rational

Directions

The property is within a short drive from the town centre. Leave the market place via Eastgate and proceed east, going straight on at two mini roundabouts and past the supermarket on your right. As you proceed, the road becomes Eastfield Road and just after Trinity Church you will come to a crossroads. Turn right here onto St. Bernard's Avenue. Travel some half a mile along St. Bernard's Avenue and take a left turning at The Link. Travel down The Link and take the right into Virginia Drive where the property will shortly be found on the left side.

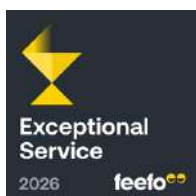
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