



13 Victoria Road

Louth

M A S O N S

SINCE 1850



13 Victoria Road

Louth
LN11 0BU

Detached bungalow on a generous plot in a sought-after location

Approximately 1,300 sq ft of beautifully presented and versatile accommodation

Two generous double bedrooms with flexible dining room/Bedroom 3

Stylishly refitted contemporary kitchen with breakfast bar and adjoining pantry/utility room

Dedicated home office, ideal for modern home

Spacious rear lounge overlooking the south-west facing garden

Ample off-road parking, covered car port and detached brick-built garage

Beautifully established south-west facing rear garden with patio, covered seating area, greenhouse and summer house

Within easy reach of Louth town centre and its excellent range of amenities

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Believed to date from around 1924, this attractive detached bungalow occupies a generous plot within a mature and highly regarded residential area of Louth, just a short distance from the town centre and its excellent range of amenities.

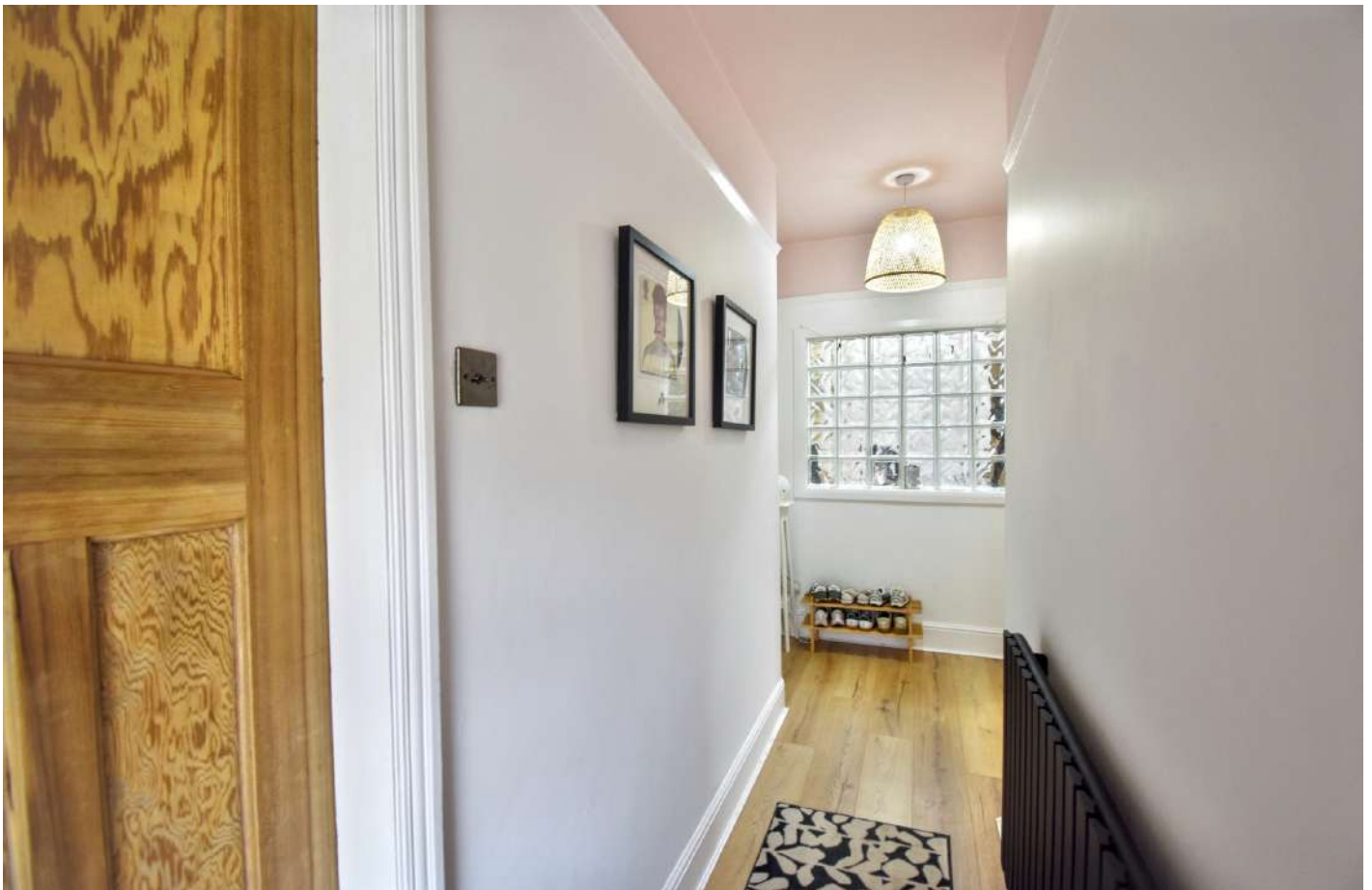
The property has been thoughtfully modernised by the current owners to create a stylish and contemporary home whilst retaining the versatility of the original layout. Improvements include a contemporary fitted kitchen with breakfast bar, a dedicated home office, newly fitted flooring throughout and tasteful décor, all complemented by gas-fired central heating served by a Worcester boiler and uPVC double glazing.

Extending to approximately 1,300 sq ft, the well-planned accommodation includes two generous double bedrooms, a spacious lounge overlooking the rear garden, a versatile dining room which could also serve as a third bedroom, a contemporary kitchen with adjoining utility room, a dedicated home office and a family bathroom.



Externally, the property enjoys a generous frontage providing ample off-road parking and turning space for several vehicles, together with a covered car port and detached garage. The particularly attractive south-west facing rear garden remains one of the property's most impressive features, offering a wonderful outdoor space with a high degree of privacy.

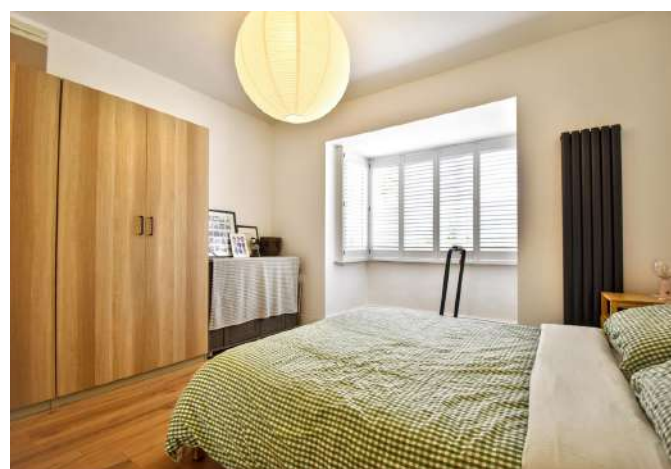
Entrance is gained via an attractive arched uPVC double glazed entrance door opening into the entrance porch, which in turn leads into a welcoming T-shaped reception hall. Finished with attractive wood-effect flooring and complemented by a contemporary column radiator, the hallway provides a practical central hub to the home, with the two double bedrooms positioned to the front and the principal living accommodation to the rear. A decorative glass block feature allows natural light to filter through from the adjoining breakfast area, enhancing the bright and airy feel.



Positioned to the right of the hallway is the principal bedroom, a generous and beautifully presented double room, enjoying an attractive outlook over the front garden through a deep walk-in bay window fitted with full-height wooden plantation shutters. Finished with quality wood-effect flooring and complemented by a contemporary column radiator, the room offers an inviting and restful retreat with ample space for freestanding furniture.



Opposite, the second bedroom is another well-proportioned double room overlooking the front of the property. A large uPVC double glazed window fitted with matching full-height plantation shutters provides excellent natural light, while attractive wood-effect laminate flooring and tasteful décor create a bright and inviting space. Ideal as a guest bedroom or children's room, it also offers flexibility for a variety of lifestyle needs.







Leading through the hallway, the dining room provides an excellent space for formal dining and entertaining, whilst also offering the flexibility to serve as a third double bedroom if required. Flooded with natural light from the overhead skylight and finished with attractive wood-effect flooring, the room offers generous proportions and is ideally suited to a variety of lifestyle needs.



The kitchen has been stylishly refitted to create a contemporary and highly functional space, fitted with a comprehensive range of sleek white handleless wall and base units complemented by timber work surfaces and metro tiled splashbacks. A central breakfast bar provides an ideal spot for informal dining, while integrated appliances include an eye-level double oven, four-ring gas hob with extractor over and an inset sink with mixer tap. The room also houses the Worcester gas-fired central heating boiler, discreetly concealed within a matching wall cupboard. Inset ceiling spotlights and dual windows create a bright and welcoming atmosphere.





Adjoining the kitchen, the useful pantry/utility room offers excellent additional storage with fitted worktops and open shelving, together with space for a freestanding fridge freezer and plumbing for laundry appliances.

Next to the kitchen, the dedicated home office provides an ideal work-from-home environment. Cleverly designed to maximise the available space, it features a bespoke fitted desk spanning the width of the room, creating a generous workstation with ample space for computer equipment and storage. A glazed block window, together with an overhead rooflight, allows plenty of natural light to filter into the room whilst maintaining privacy.







Beyond the kitchen, the rear hall provides an ideal boot room, offering a practical everyday entrance with direct access to the side of the property. This useful space also leads through to the family bathroom, which is fitted with a contemporary three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by modern tiling and a heated towel radiator.

Completing the accommodation is the spacious lounge, positioned at the rear of the property to take full advantage of the delightful outlook across the beautifully maintained south-west facing garden. A large picture window floods the room with natural light, creating a bright yet relaxing living space, while the generous proportions provide ample room for both seating and entertaining, making it an ideal setting for everyday family life.







Externally, the property occupies a generous and well-established plot, offering excellent outside space to both the front and rear. A driveway provides ample off-road parking and leads to a covered car port, offering sheltered parking with drive-through access to the detached brick-built garage. The garage benefits from power, lighting and a rear window, making it equally suited for use as a workshop or additional storage.



Immediately to the rear of the bungalow, a generous paved patio provides an ideal space for outdoor dining and entertaining, enjoying a pleasant outlook across the garden. To the rear of the garage, a further covered seating area offers a sheltered spot to relax and enjoy the peaceful surroundings, whatever the weather.



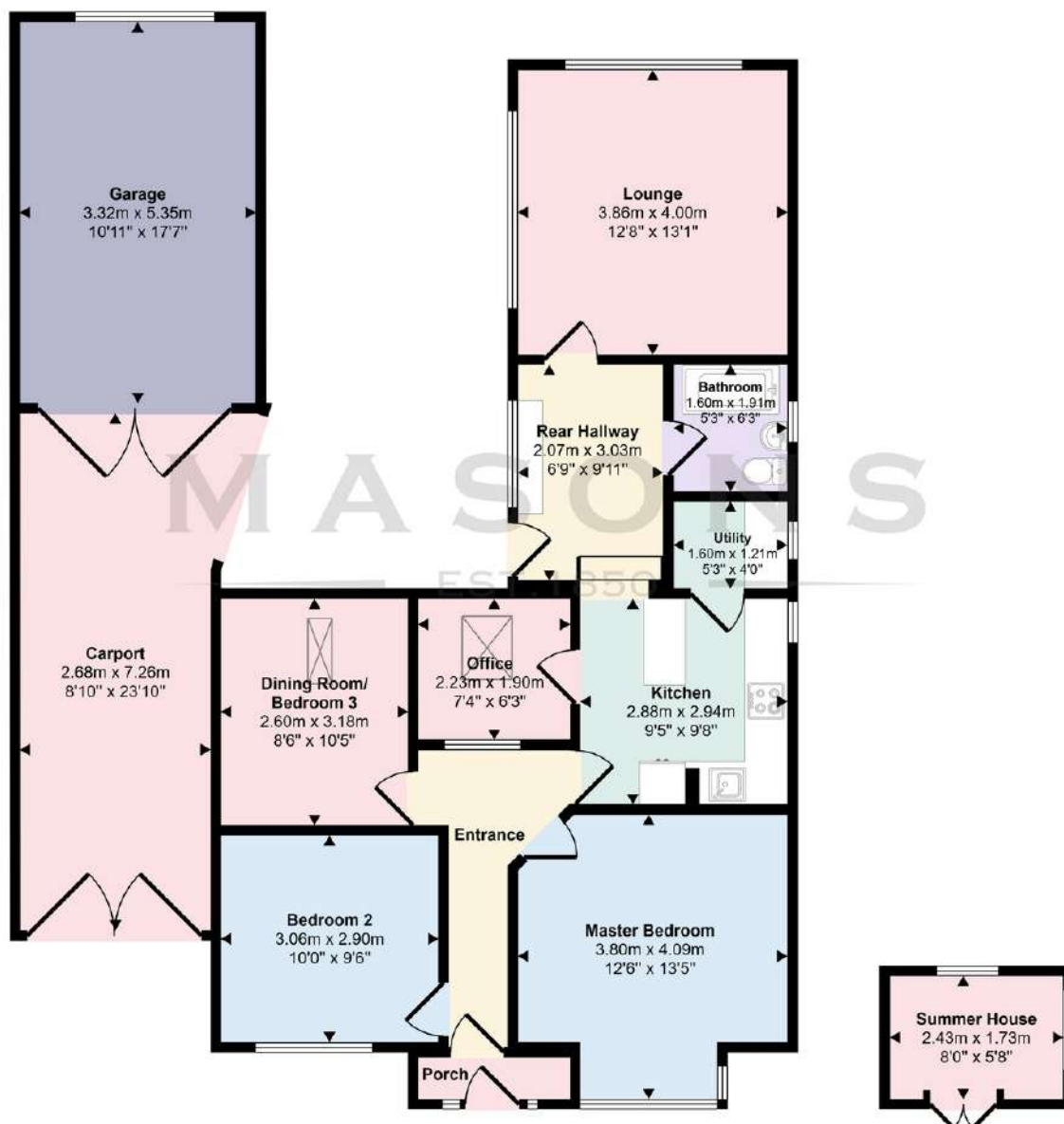
A particular highlight of the property is the beautifully established south-west facing rear garden, offering an excellent degree of privacy and a wonderful setting for outdoor enjoyment. Predominantly laid to lawn, the garden is complemented by mature specimen trees, established hedging and well-stocked borders, creating an attractive backdrop throughout the seasons. Pathways lead through the garden to raised vegetable beds, a greenhouse and a useful detached brick-built garden room/workshop, providing excellent versatility for hobbies, a home office or additional storage. Beautifully maintained and thoughtfully landscaped, this delightful garden offers plenty of space for keen gardeners, family enjoyment and outdoor entertaining in a peaceful setting.







Approx Gross Internal Area
126 sq m / 1353 sq ft



Floorplan
Approx 121 sq m / 1307 sq ft

Summer House
Approx 4 sq m / 45 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 the real items. Made with Made Snappy 360.

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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

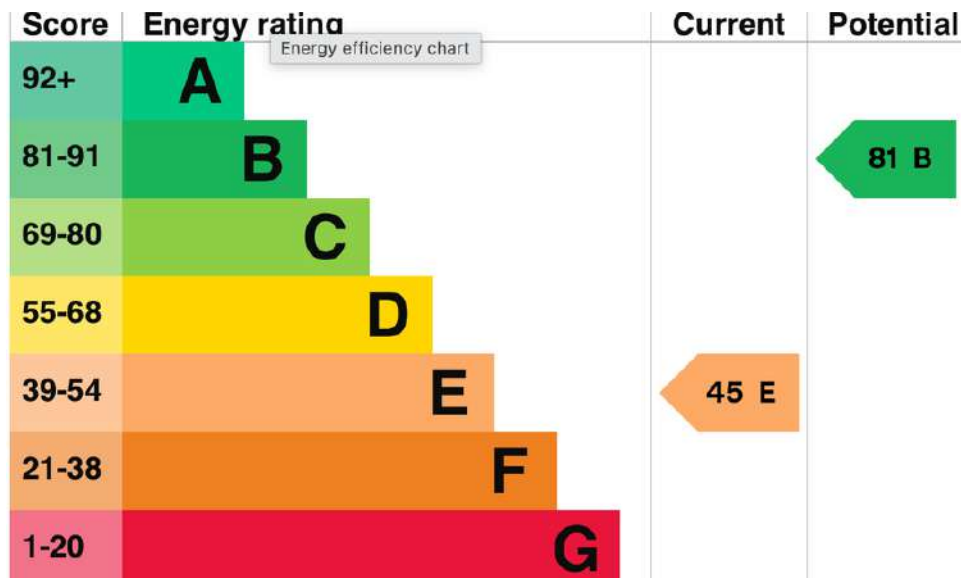
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect 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.





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:///nuzzled.imparts.fortified

Directions

From St. James' Church travel south along Ugate and take the second left turn into Mercer Row. Follow the road through the town centre and eventually, on reaching the two mini roundabouts, proceed to the second of these and take the first exit along Ramsgate. Continue to the next mini roundabout, take the second exit along Ramsgate Road and then take the third left turning into Victoria Road. Proceed past the theatre on the right and the bungalow will then be found on the left side.

Agent's Note

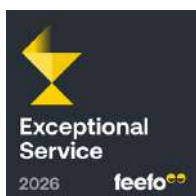
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