

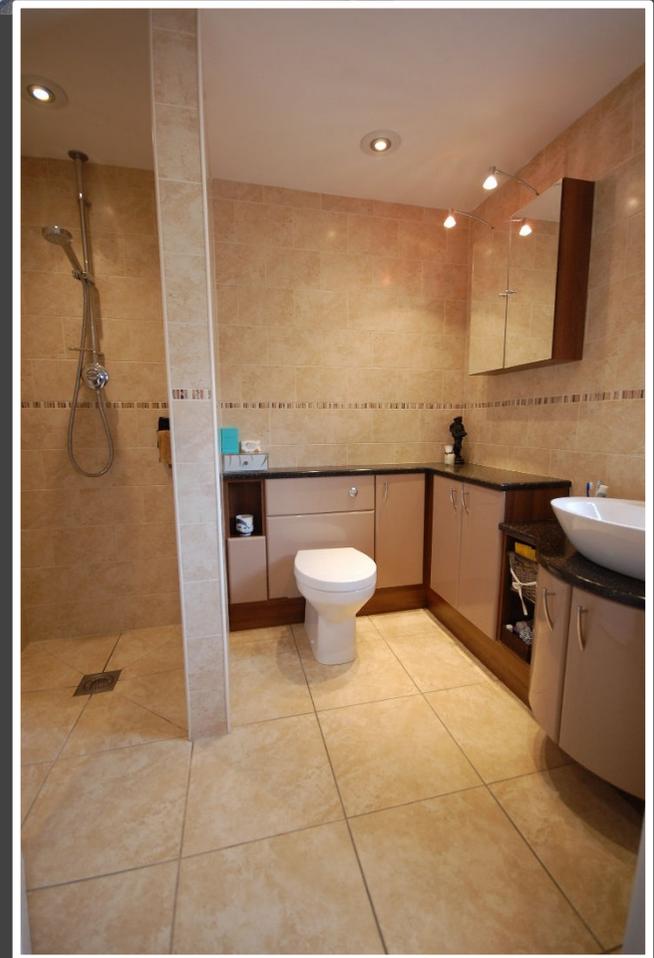


Heathlands  
St. Mary's Park, Louth LN11 0EF

**M A S O N S**  
SALES & LETTINGS





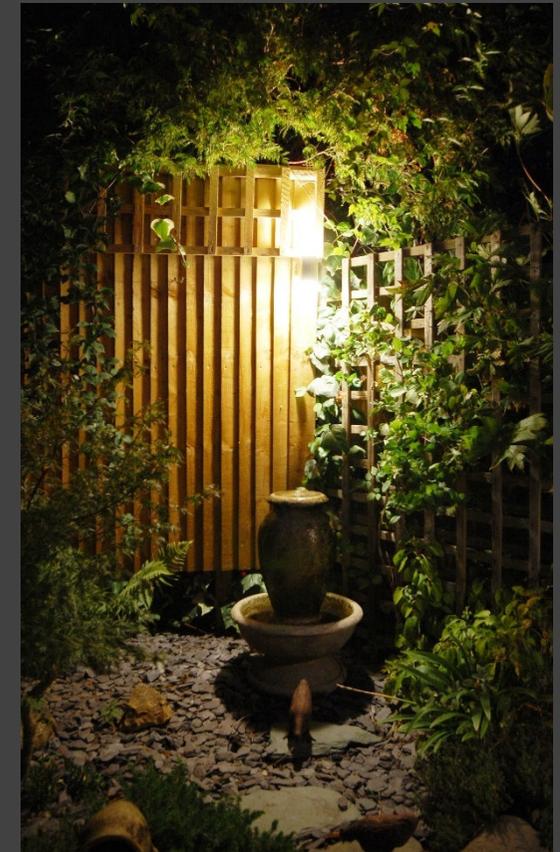








*Night Time*



**HEATHLANDS, ST. MARY'S PARK, LOUTH, LN11 0EF**

Positioned in a sought-after residential area of Louth, this detached bungalow stands on a surprisingly large plot with an extensive frontage, spacious gardens with a number of useful garden outbuildings and the interior has been transformed to provide contemporary three-bedroomed accommodation with two reception rooms, a garden room, hallway, bathroom, ensuite shower room and a superb breakfast kitchen with integrated appliances and a range cooker. A block-paved driveway leads to an integral garage with remote control motorized door. There is a gas central heating system with replacement condensing boiler, uPVC double-glazed windows and a security alarm system.

**Directions**

From St. James' church travel north along Bridge Street into Grimsby Road and take the first left turn into St. Mary's Lane. Proceed to the top of the rise and then take the right turn into St. Mary's Park. Where the road branches left and right, the bungalow entrance will be found by bearing right and then turning into the driveway immediately on the left.

**The Property**

The 1970's styling of this individual detached bungalow belies the superb contemporary interior within, following a transformation commissioned and created by the present owners culminating in the stylish, versatile and well-appointed rooms.

The property has traditional brick-faced cavity walls with white uPVC panelling in part beneath pitched timber roof structures covered in concrete tiles. The gas-fired central heating system has a replacement efficient Viessman condensing boiler located within the roof space and the windows are uPVC double-glazed with complementary uPVC fascias and soffit boards in white. There is a security alarm system and the plot is a very generous size, extending forward beyond the enclosed, good-sized private garden areas to include extensive lawned frontage.

The interior is superbly presented and has white, arch-panel interior doors with curved, polished and matt-finish metal handles, a particularly appealing, contemporary, fitted breakfast kitchen, ensuite shower room and family bathroom.

**NB** The central heating boiler has been replaced by a more efficient unit since the EPC was produced and a number of the interior lights now have LED's fitted,

**Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

**Recessed Entrance Porch**

with inset oak-effect, uPVC part-glazed, (double-glazed) door and double-glazed side panels in white to:

**Hallway**

With oak floor, coved ceiling with LED spotlights, door chimes and digital central heating thermostat. Trap access with drop-down ladder to the roof void which is partially boarded for storage purposes, has an electric light and within which the gas-fired condensing Viessman central heating boiler and insulated hot water cylinder are located. Recessed airing cupboard with linen shelves and radiator.

**Lounge**

An attractive and well-proportioned room which is light and airy, having large picture windows overlooking the garden to the side and rear elevations, together with a rear double-glazed French door to outside. Coved ceiling with eight inset LED spotlights on dimmer switch and twelve mini LED downlighters. Stylish wide, black glass Esse live flame gas fire. Louvre blinds to the windows and French door. Connecting door to:

**Dining Room**

With Karndean flooring in pine boarded style, two rear windows overlooking the garden, coved ceiling and a further

connecting door from the reception area of the hallway. This room is a potential 4<sup>th</sup> bedroom if required.

**Breakfast Kitchen**

Superbly re-fitted with an attractive range of built-in units finished in fashionable subtle green with oak block work surfaces extending to form a deep breakfast bar. The soft-close base and wall units include cupboards and drawers with strip lights beneath the wall units illuminating the oak worktops. Matching dresser with illuminated, glazed display cabinets and centre shelves. Cuisine Master range cooker finished in black and having two ovens, grill, five rings, glass splash-back and complementary cooker hood in black. Lamona microwave oven and integrated appliances comprising washing machine, dishwasher and refrigerator. Stone-effect, one and a half bowl sink unit with flexible hose tap, three spotlights to ceiling fitting, three-pendant light fitting over the breakfast bar with crackle-glazed shades and tall designer radiator in grey. Karndean flooring and views over the garden through two windows with Venetian blinds. Serving hatch with folding and single plantation shutters through to the:

**Garden Room**

An attractive addition to the main bungalow with white thermotic (Spire Windows) insulated panelled mono-pitch roof having two double-glazed skylight windows, tile-effect linoleum floor covering and wide single and bi-folding doors which open onto the pagoda area at the rear. Deep side window. Cast iron log-burning stove on raised plinth with hearth forming a log storage area beneath. Part wall panelling, two wall spotlights and recessed shelved store cupboard. Part-glazed, (double-glazed) uPVC doors from the kitchen and to the integral garage.

**Bedroom 1**

An attractive L-shaped double bedroom of generous proportions with a wide window having fitted blind, coved ceiling with halogen spotlights inset and connecting door to the **En Suite Wetroom**- extremely well-fitted with attractive

ceramic tiling to the walls and floor, walk-in, open-fronted shower with Aqualisa thermostatic shower unit, contemporary fitted range of furniture with mushroom-coloured tones and black opal post-formed top surfaces, white oval plinth wash basin on curved vanity unit beneath and low-level WC with concealed cistern; display shelving and storage cupboards. Wall-mounted mirrored cabinet with shaver socket and spotlights, LED ceiling spotlights, window with blind and extractor fan. There is a modern version of a traditional chrome and white combined radiator and towel rail.

#### Bedroom 2

A double bedroom which is bright and airy with a 2.3m-wide front window, having fitted blind. Coved ceiling.

#### Bedroom 3

Positioned at the side of the property, this single bedroom would alternatively take a small double bed and has a recessed wardrobe with wall shelving, clothes rails and two halogen spotlights. The room has a coved ceiling with a three-spotlight fitting.

#### Family Bathroom

Approached from the hallway through a lobby with double doors to full height, cloaks cupboard at the rear, having clothes rails, shelving and the digital central heating programmer. Matching shoe cupboard facing with double doors. Diagonally-laid Karndean oak-effect flooring extending through an inner door into the:

#### Bathroom

White suite of panelled Jacuzzi bath with LED lights to the side, vanity wash basin in birch-effect base unit with cupboard and concealed cistern to the low-level WC. Ceramic-tiled corner shower cubicle with curved glazed door and screens and an Aqualisa thermostatic shower unit. LED ceiling spotlights, extractor fan, mirror-fronted cabinet and a modern version of the old-fashioned white and chrome radiator/towel rail.

#### Outside

A wide and impressive block-paved driveway provides ample parking space and gives access to the **integral garage** which is approached through a remote-control, motorized roller door having a woodgrain style finish. There are wall shelves, ladder rack, work bench, power points, electric lights and electricity consumer unit. Electricity and gas meters.

The gardens are a delightful feature of the property and of surprising size including extensive lawned areas around the front with ornamental trees including birch, acer and a handsome blue cedar tree to one side. The main garden area is fenced for privacy and positioned to enjoy the sun throughout the day and into the evening.

The main area is laid to lawn with a variety of established ornamental trees, shrubs and bushes and wide, flagstone paved patio areas and sleeper retaining walls to raised flower and shrubbery beds. The paving continues around the side of the bungalow where there is a **lean-to outbuilding** 3m x 1.8m with single-glazed windows, power points, wood-panelled ceiling and a canopy area at the front. This is presently used to house a tumble dryer but could provide a number of alternative uses. Close by is an attractive timber **potting shed** presently used for an alternative form of potting and measuring 4m x 2m with colour-washed interior, linoleum floor covering, spotlights, power points, windows and French doors. Patio surrounding this building with low sleeper walls and ornamental tree. Adjoining the side lawn there is a built-in arbour seat with pitched roof, side fencing and a garden mirror.

Close to the garden room and open-sided on two sides there is a **Japanese-style garden pagoda** ideal for patio furniture as shown in the photographs, with folding lattice work and glazed screens on two sides and a slate-gravelled garden bed adjacent.

To the east side of the bungalow there are enclosures with further outbuildings comprising a **timber-built work shop**, 2.3m x 1.75m plus canopy at the front and having electric light, power points and bench. **Timber tool shed** 2.33m x 1.46m with water butt adjacent, a **timber wheelie bin store** and **two log stores**. The enclosures are screened from the front of the bungalow by fencing with a gate onto the driveway. The property has many outside lights strategically placed and an external water tap.

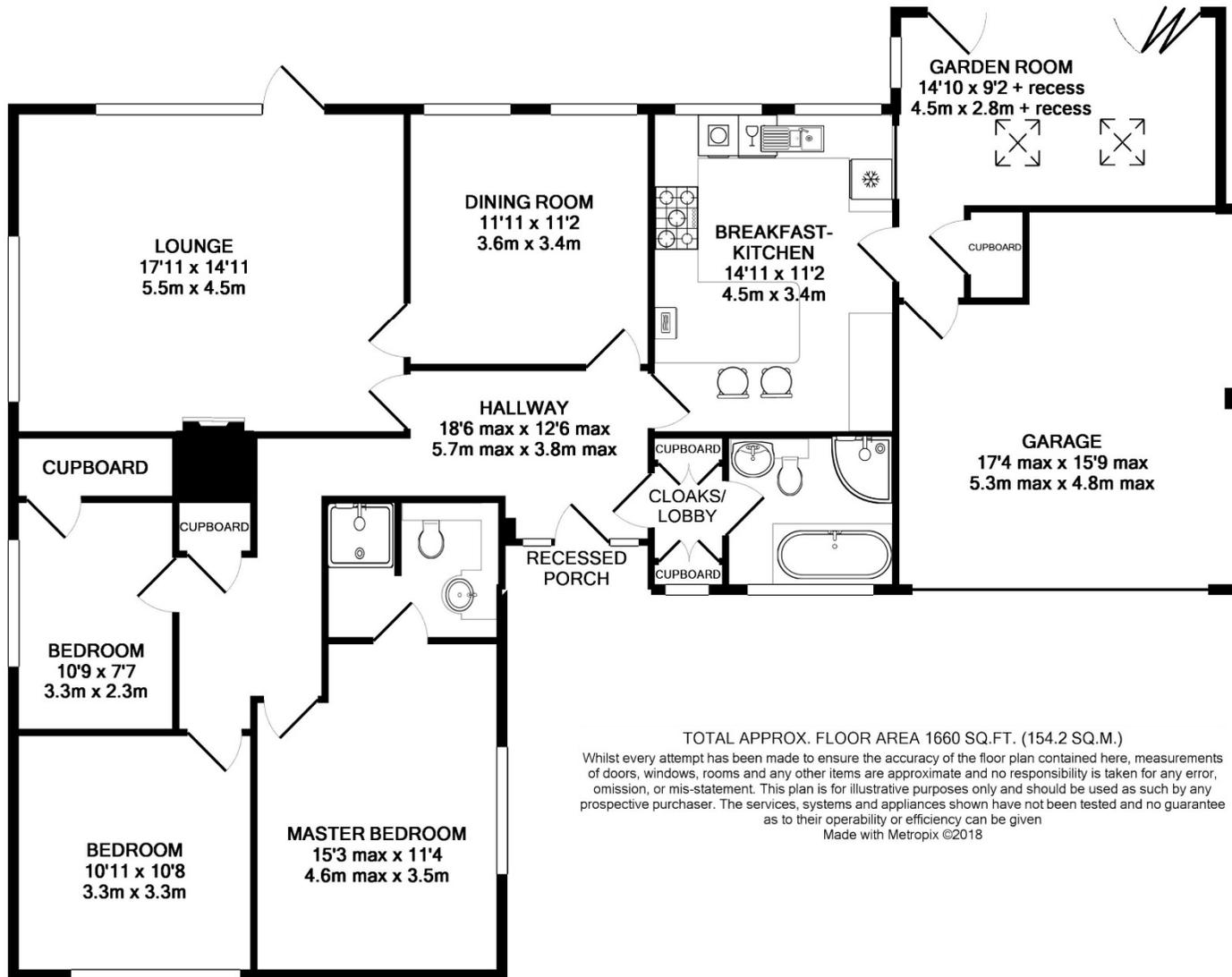
**Viewing:** Strictly by prior appointment through the agents.

#### Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

#### General Information

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. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax Band E.



TOTAL APPROX. FLOOR AREA 1660 SQ.FT. (154.2 SQ.M.)

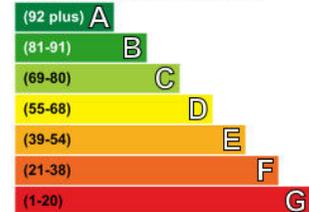
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Floorplans And EPC Graph

A copy of the full  
Energy Performance  
Certificate  
can be emailed on  
request

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 62      | 84        |

Important Notice

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