



## Tanglewood, Louth LN11 9DR

- A surprisingly spacious detached bungalow in a unique setting
- Rear windows and garden enjoying the handsome elevations of St. Michael's and All Angels Church immediately at the rear
- 3 double-bedrooms, family bathroom and ensuite bathroom
- Kitchen with a re-fitted range of units in gloss white
- Reception and inner hallways, dining lounge at the front
- Mainly double-glazed windows, gas central heating system
- Driveway, integral garage; gardens to front and rear.
- Generally, in need of some refurbishment and cosmetic improvement
- NO CHAIN



# M A S O N S

SALES & LETTINGS

# Tanglewood, 1 Mount Pleasant, Louth, Lincolnshire LN11 9DR

## Directions

From St. James Church travel south along Ugate to the traffic lights and turn left here along Newmarket. Proceed as far as The Brown Cow Inn on the left side and then turn immediately left into Church Street. Continue for a short distance and take the right turning into Mount Pleasant where Tanglewood will then be found after a short distance on the left side.

## The Property

Believed to date back to the early 1980's this detached bungalow has traditional brick faced cavity walls beneath a pitched timber roof structure covered in concrete tiles. Most of the windows have been replaced with uPVC framed double-glazed units though seals have broken on a number of the panes and these need renewal. There are also some older windows which ideally need upgrading to double-glazed units. The property has a gas central heating system and an electric stove in the dining-lounge.

Generally, we anticipate that the purchaser will wish to renew the floor coverings, re-decorate and re-fit the bathrooms. There is ample space to pave a forecourt in the front garden and possibly convert the integral garage into further accommodation subject to planning and building regulation consent as necessary, if the purchaser so chooses. An improvement scheme taking advantage of this setting will create a valuable home.

## Accommodation

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

Main front entrance with double-glazed front door and matching side panel to:

### Reception Hallway

With a shaped archway, coved ceiling, coat hooks to wall plaque and two ceiling light points. Radiator, glazed 15-pane door to inner hall and matching glazed 15-pane double doors into the lounge. Connecting side door to the integral garage.

## Dining-Lounge



A well-proportioned room which is light and airy by virtue of a wide oriel bow window to the front elevation and a further window on the side elevation. Electric Dimplex stove set on a reconstituted stone and marble-effect plinth. Double radiator and coved ceiling with roses to two light points.



### Inner Hallway

L-shaped with a carbon monoxide alarm, trap access to the roof void and a recessed airing cupboard containing foam-lagged hot water cylinder with linen shelves over. Wall-mounted digital central heating programmer. Smoke alarm and two ceiling light points.

### Kitchen

Re-fitted with a modern range of units having white high-gloss facings and metal handles to include base

cupboards, pull-out breakfast bar, soft-close, wide drawer unit including deep pan drawers and woodblock-effect, roll-edge work surfaces with ceramic tile splash backs, together with a matching high-level plinth for microwave oven and/or other appliances.



Matching range of wall cupboards and mid-level unit housing the Neff fan-assisted electric oven incorporating grill. Separate Neff ceramic four-plate hob and pull-out, faced cooker hood. Single drainer stainless steel sink unit, radiator, diffused strip light and ceramic tiling to the floor. Double-glazed door on the side elevation to outside.



### **Bathroom**

Coloured suite comprising panelled bath with grips and vanity wash hand basin with cupboards beneath. Ceramic-tiled splash backs and tiled shower cubicle with screen door and a wall-mounted mixer unit. Radiator with towel rail, shelf and mirror above.

Secondary glazing to multi-pane, single-glazed window.



### **Separate Toilet**

With a light-coloured low-level WC, radiator and multi-pane side window with secondary glazing.

### **Bedroom 1 (Rear)**



A good-sized double room enjoying unique views towards the church at the rear. Radiator and 15-pane glazed door to:

### En Suite Bathroom

With a light-coloured suite comprising panelled Jacuzzi bath, low-level WC, pedestal wash hand basin and a ceramic-tiled shower cubicle with a wall-mounted mixer unit and screen door. Windows to the side and rear elevations, radiator and wall-mounted electric heater. Mirror-fronted wall cabinet.



### Bedroom 2 (Rear)

Another good-sized double room with a double-glazed patio door and side panel framing a wonderful view of the church at the rear. Built-in double wardrobe with woodgrain-effect doors, clothes rail and shelf over. Radiator.



### Bedroom 3 (rear/side)

A third double bedroom with radiator and window on the rear elevation, also providing a view of the church.



### Integral Garage

With up and over door at the front, rear single-glazed, multi-pane window, base and tall cupboard units, wall shelves, strip lights and power points. Wall-mounted Worcester gas-fired central heating boiler and electricity consumer unit with MCBs.

The bungalow enjoys a degree of seclusion at the front and is set back from Mount Pleasant behind a lawned garden with flower beds and a tall conifer hedge to the front boundary. There are shrubs and bushes together with a pathway leading via a gate along the left side of the bungalow. The main front entrance has wrought iron double gates onto a concrete paved driveway which provides parking and turning space whilst also leading to the garage. There is a further pedestrian gate and pathway around the right-hand side of the bungalow.

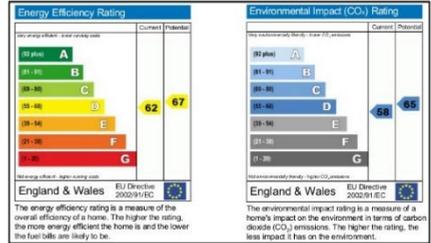
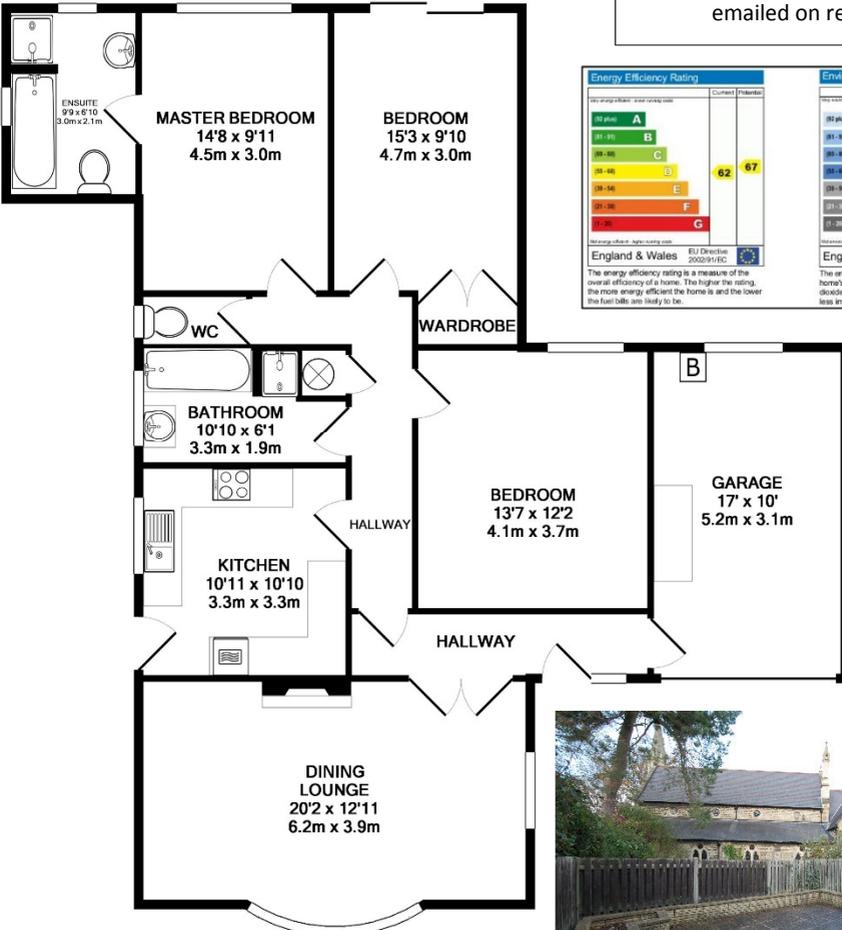
The pathway on the west side widens to form a concrete paved area with a low ornamental stone-effect wall around part, an outside tap and a slab-paved pathway opening onto a complementary patio with dwarf wall surround within the rear garden. From here there is a step down onto a pathway passing the rear patio doors before leading through a lawned garden area. Shrubbery border having a bark mulch and timber fencing to the boundaries. The garden enjoys a unique ambience due to the close proximity of the handsome stone-built church which was designed by the prolific Louth architect James Fowler. at the rear. There are external gas and electricity meter cabinets set into the side wall of the garage.

TOTAL APPROX. FLOOR AREA 1272 SQ.FT. (118.2 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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## Floorplan and EPC Graph

A copy of the full energy performance certificate can be emailed on request



Views across the rear garden and patio to the Church

## Viewing

Strictly by prior appointment through the selling agent.

## Location

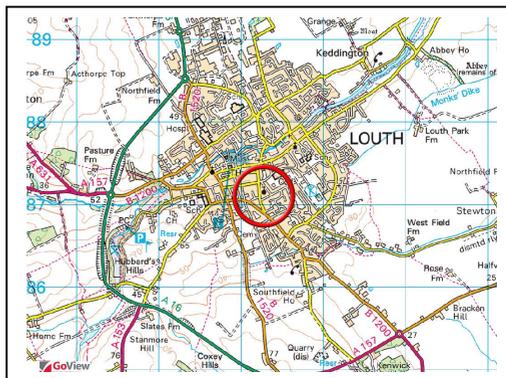
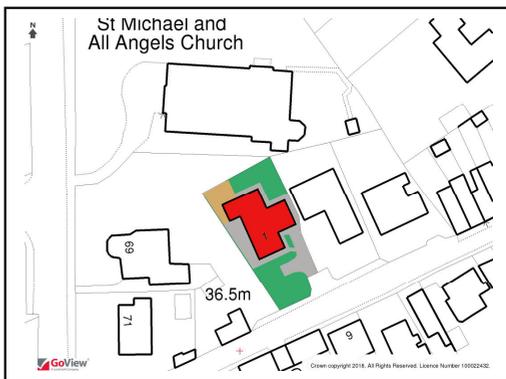
The property stands in an established mature residential area of town with an enviable environment created by the proximity of St Michael's Church at the rear, designed by the prolific architect James Fowler.

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 C.



Corrmarket, Louth, Lincolnshire LN11 9QD  
T 01570 350500

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