



## 169 Horncastle Road Louth LN11 9QT

- 2 Bed Terraced House finished to a modern standard
- Superb open Wolds views to the rear
- Spacious Lounge and modern kitchen
- Newly Decorated
- Enclosed rear garden with brick built shed
- Parking to the front
- Located close to the Golf course and Hubbard's Hills
- Two Double bedrooms
- Upvc DG Windows



**M A S O N S**  
— EST. 1850 —

# 169 Horncastle Road Louth LN11 9QT

A charming two bedroom, mid-terraced property located on the outskirts of town on the desirable west side close to Hubbard's Hills and Louth golf club. The property benefits from having superb unobscured views of the rolling Wolds countryside to the rear. The property features well-proportioned rooms, uPVC double glazing, off street parking and a generous garden to the rear with large shed.

## Directions

From St. James Church proceed south along Upgate and continue to the traffic lights, turn right here onto South Street and then follow the road as it merges into Horncastle Road. Continue to the top of the hill and a short distance after the brow, number 169 will be found on the left hand side.

## 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 Hubbard's 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.

## Accommodation

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



## Lounge

A good-sized lounge having a white uPVC front entrance door and matching double-glazed window to the front. Feature fireplace with wooden surround and opening, currently blocked off but could be opened up for installation of log burner, etc. Neutral decoration and carpeted floorings, door leading through to:



### **Breakfast/Hallway**

A generous hallway having space for a small dining table, decorated in neutral colours with attractive grey tiled flooring with door through to the kitchen and a further door to the side leading into the:



### **Bathroom**

A modern and smart bathroom consisting of a white three-piece suite of low-level WC, wash hand basin with vanity cupboard below and panelled bath. Attractive marbled-effect tiling above bath and basin, built-in storage cupboards and wood-effect laminated flooring. Neutral decoration and extractor fan to ceiling with chrome spotlights.



### **Kitchen**

A modern kitchen with a range of base and wall units finished in a wood-effect Shaker style with chrome handles, marble-effect, roll top laminated work surfaces and matching splashbacks with single bowl stainless steel sink and mono mixer tap. Integrated single electric oven with electric hob over and extractor fan above. Space for fridge/freezer and washing machine and finished in neutral decoration with chrome spotlights to ceiling. Attractive grey tiling to flooring and large window to the rear giving excellent views of open countryside. Frosted glass uPVC door leading into the rear garden with stairs leading to the first floor.

### **Landing**

Carpeted landing with neutral decoration and small picture window with views to the rear and having loft access hatch.



### **Bedroom 1**

A good size double bedroom with double-glazed window to the front and having a range of fitted wardrobes to the chimney alcoves. Neutral decoration with feature wall covering to one wall. Carpeted flooring.





### Bedroom 2

Another good size bedroom having a very large window with far reaching views over the countryside to the rear. To the corner is located the airing cupboard with hot water cylinder, carpeted flooring.



### Outside

#### Front Garden

To the front, parking is provided for one vehicle on a concrete drive with shingle to the side and giving access to the front entrance door. Access to the rear garden is available around the side of the terraced houses via a neighbouring property.



### Rear Garden

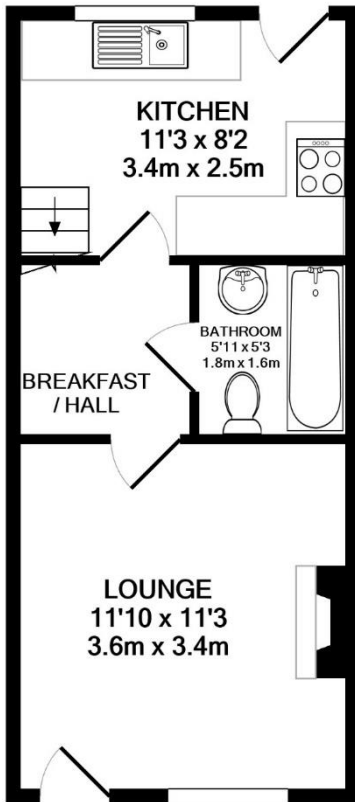
A generous long garden having a tranquil and peaceful setting with excellent views, laid to lawn with concrete pathways and with perimeters made up of wooden fencing. Within the garden is a very large brick-built shed with electricity supply, making a very useful storage area as well as an ideal location for further white goods. To the rear of the garden is a further paved area leading to the rear fence where there is also a large garden shed located, providing further useful storage.

### Viewing

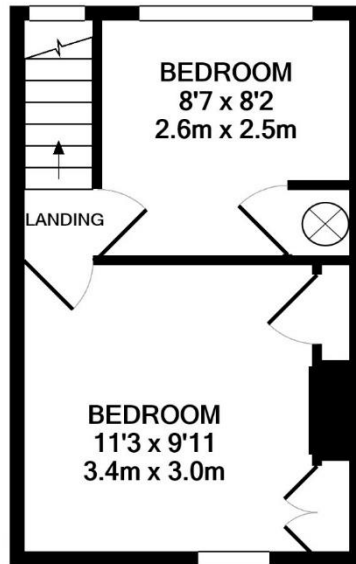
Strictly by appointment through the selling agent.

### General Information

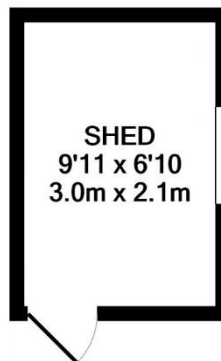
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise



GROUND FLOOR  
APPROX. FLOOR  
AREA 292 SQ.FT.  
(27.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 199 SQ.FT.  
(18.5 SQ.M.)



SHED  
APPROX. FLOOR  
AREA 68 SQ.FT.  
(6.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 559 SQ.FT. (51.9 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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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 electricity and water with a shared private drainage system and heating provided by electric storage radiators. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property ,making further enquiries or submitting offers for the property.



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