



9 Taylor's Garden
Louth LN11 9DP

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Superb 3-bedroom semi-detached bungalow completed in 2017 and of excellent design with an impressive specification to include gas fired under-floor central heating with individual digital room controls. Contemporary fitted dining-kitchen with appliances, vaulted ceiling and skylights, bright bathroom and ensuite shower room with white suites, uPVC double-glazed windows, French doors fascias and soffits. Wide block-paved parking forecourt and secure enclosed garden at the rear with garden shed.

Directions

From St. James' church proceed south along Ugate to the traffic lights and turn left onto Newmarket. Continue for some distance passing the Brown Cow Inn on the left, then at the bollards turn left into Stewton Lane. Follow the road and take the third left turning into Spire View Road. Follow this road and take the second left turning into Taylor's Garden where the property will be found on the right side after a short distance.

The Property

We are advised that this semi-detached bungalow was constructed in 2017 with a 10 year Builder's Warranty from the date of completion. The property is of traditional brick-faced cavity wall construction beneath pitched timber roof structures covered in concrete tiles and the windows are uPVC double-glazed units with matching French doors and locking handles to the

side opening windows. The building is very efficient and economical to run with luxurious underfloor heating throughout and well-proportioned rooms which are well arranged. The present owners have created a characterful home with stylish colour schemes.

Accommodation

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

Part-glazed (double-glazed) woodgrain-effect front door to:

Entrance Hall

A good size with laminated oak-effect flooring which extends throughout the accommodation with the exception of the bathroom and en suite shower room. Digital underfloor heating control, door chimes, recessed LED ceiling spotlights, mains-powered smoke alarm and useful built-in cupboard. Trap access to roof void and second digital underfloor heating control for the bathroom. Modern doors finished in rebated oak leading off and matching door with etched glazed panel to the:

Lounge

A well-proportioned room with digital control for the underfloor heating and double-glazed French doors opening onto the patio and rear garden.

Contemporary wall-mounted, mirror-framed electric fire with wide illuminated display creating a modern focal point. TV aerial socket and ample power points, as throughout the accommodation. Further door finished in oak with panel-effect rebates to the:

Dining Kitchen

A feature of this property enjoying a feeling of space by virtue of the part-vaulted ceiling with twin skylights above, allowing light to flood into the outer area with an inner suspended ceiling. The kitchen is well fitted with a range of modern units finished in grey woodgrain effect with metal handles and comprising base cupboard units, four drawer unit, integrated fridge/freezer, tall cupboard unit adjacent, integrated dish washer and washer/dryer. Matching range of wall cupboard units with inset Lamona microwave oven. Built-in electric oven and gas four ring hob finished in stainless steel and black glass with a stainless-steel cooker hood having inset lighting above.

Dark woodgrain-effect work surfaces with contrasting bevelled metro-style ceramic tile splash backs and a white ceramic single drainer sink unit with chrome quarter-turn mixer tap. Recessed LED lighting to the vaulted and lower ceiling areas, window to the side and rear elevation and rear double-glazed French doors onto the patio and garden. Digital underfloor heating control and pelmet lighting beneath the

wall units. Ample space for a good size dining table. Ceiling-mounted smoke alarm.

Master Bedroom

A good size double bedroom with window on the front elevation having fitted blind and contemporary built-in wardrobes finished in matt grey woodgrain effect, gloss grey with metal handle and angled centre mirror door.

Digital underfloor heating control and connecting door finished in oak with rebated panels to the :

En Suite Shower Room

A well-appointed modern shower room with ceramic-tiled shower cubicle having glazed double pivoted screen door, wall-mounted chrome shower mixer with handset and fixed drench head, together with extractor fan above.

White suite of square line low-level, dual-flush WC and slim vanity unit with wash hand basin over tall double cupboards finished in white gloss with metal handles. LED-framed wall mirror and LED ceiling spotlights. Ceramic-tiled floor and chrome ladder-style radiator/towel rail.

Bedroom 2 (side)

A further double bedroom with digital underfloor heating control and side window with fitted blind.

Bedroom 3 (front)

A single bedroom with window on the front elevation having fitted blind. Wall-mounted digital underfloor heating control. Electricity consumer unit with MCB's.

Bathroom

A bright and well-designed modern bathroom with a white suite comprising panelled square-line bath with complementary square design mixer tap. Matching monoblock tap over a vanity wash hand basin set into a full-width base unit including woodgrain-effect double cupboard and concealing the cistern for the low-level square-line WC, together with a ceramic-tiled panel by the bath. Ceramic-tiled splash backs which continue around a white roll-edge plinth with sparkles and side window with tiled sill. Ceramic-tiled floor, chrome ladder-style towel rail/radiator, ceiling extractor fan and recessed ceiling halogen spotlights.

Outside

At the front of the bungalow there is a wide block-paved parking forecourt with generous size space for side by side car-parking and a slate chipping border ideal for flower pots and tubs. A flagstone pathway leads around the front and side of the bungalow through a screen pedestrian door and there is a modern wall up/down lighter at the side of the main entrance.

The flagstone side pathway extends around the rear of the property forming a good size patio leading onto the rear garden which enjoys the afternoon and evening sun in particular, with a wall mounted electric patio heater close to the French doors from the lounge. Two further wall up/down lighters by each pair of French doors. The rear garden is secure and sheltered with tall close boarded fencing to the boundaries on reinforced concrete posts and the main area is laid to lawn with slate chippings to the borders and a flagstone base to the corner with a timber garden shed painted blue. There is an outside water tap.

Viewing

Strictly by prior appointment through the selling agent.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and numerous 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 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.

Any Plans/Maps are not to specific scale, are based on information supplied and along with legal tenure, are subject to verification by a solicitor when appointed 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 condensing gas-fired central heating boiler is positioned within the roof void and there are external gas and electricity meter cabinets set into the side wall of the bungalow.

The property is in Council Tax band B.

The owners advise that the property owners on Taylor's Garden share the maintenance costs of common areas, presently via a service charge of £8 per calendar month.



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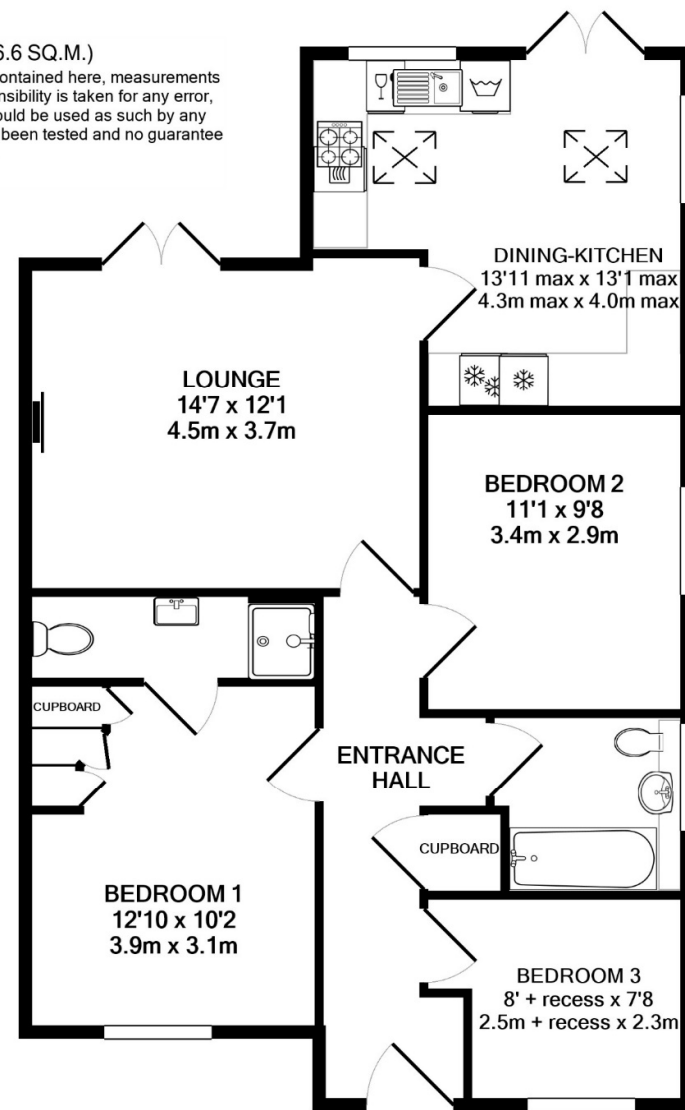
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TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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EPC
Graph
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Floor Plans

EPC Requested and will be available
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