



4 Lock Keepers Way

Louth

M A S O N S
— SINCE 1850 —

4 Lock Keepers Way

Louth
LN11 0GQ



Spacious four-bedroom detached family home

Pleasant corner position within a quiet cul-de-sac

Two generous separate reception rooms

Large dining room with French doors to garden

Fitted kitchen and separate utility room

Principal bedroom with spacious en-suite

Attractive enclosed landscaped rear garden

Ample driveway parking and detached single garage

No Forward Chain

Constructed in approximately 2005, the property is an attractive detached family home with brick elevations beneath a pitched tiled roof and occupies a pleasant corner position within this established residential development.

Built to a high standard, the property reflects the quality of its original construction and the considerable care taken by its owners in maintaining it over the years. The house has been exceptionally well looked after and offers particularly generous and versatile accommodation arranged over two floors, with two separate reception rooms providing flexibility for family living, together with a substantial dining room opening directly onto the rear garden.

The property is well presented throughout and features timber panelled internal doors and joinery, uPVC double glazing and gas-fired central heating.

A particular feature is the overall sense of space, with a broad entrance hall and generous first-floor landing complementing the well-proportioned reception rooms and bedrooms.

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The main entrance opens into a spacious and welcoming hallway, with timber panelled doors leading to the principal ground-floor rooms and a staircase rising to the first floor.



The principal lounge is a particularly generous reception room, with a broad walk-in bay window providing plenty of natural light and an attractive outlook to the front. A coal-effect gas fire, set within an attractive cream-painted fireplace surround with Gothic-inspired arch detailing, creates an elegant focal point, while the generous proportions provide ample space for a range of freestanding furniture.



Across the hallway is a second well-proportioned reception room, providing a versatile additional living space suitable for use as a snug, family room or home office. The room enjoys natural light from a window overlooking the garden and offers ample space for comfortable seating and freestanding furniture.

The hallway also incorporates a useful area beneath the staircase, currently arranged as a small study space with a desk, making practical use of an otherwise overlooked part of the home. A separate cloakroom is fitted with a WC and wash basin set within a vanity unit. The hallway continues through to the kitchen and dining accommodation.







The kitchen is fitted in a traditional style with an extensive range of painted panelled units, complemented by wood-effect work surfaces and tiled splashbacks. A range-style cooker with extractor above forms a focal point, while a window provides natural light and an outlook to the rear.

Adjoining the kitchen is a substantial dining room, providing ample space for a large dining table and additional furniture. French doors with glazed side panels open directly onto the rear terrace and garden, creating an excellent connection between the internal and external entertaining spaces.

A separate utility room provides additional fitted storage and work surfaces, together with a sink and space and plumbing for a washing machine. An external door provides further access to the garden.





The staircase rises to a notably spacious first-floor landing, from which the four bedrooms and family bathroom are accessed.

The principal bedroom is a generous double room with ample space for freestanding bedroom furniture and benefits from its own substantial en-suite shower room. The en-suite is partly tiled and fitted with a large glazed shower enclosure, wash basin and WC.

Three further bedrooms provide flexible family accommodation, with the second bedroom also being a comfortable double and the remaining rooms suitable for bedrooms, a nursery or home-working space as required.







The family bathroom is particularly spacious and well appointed, featuring a traditional-style suite complemented by warm timber cabinetry and neutral finishes. A panelled bath with shower above and curved glazed screen is complemented by stone-effect wall tiling with a decorative mosaic border.

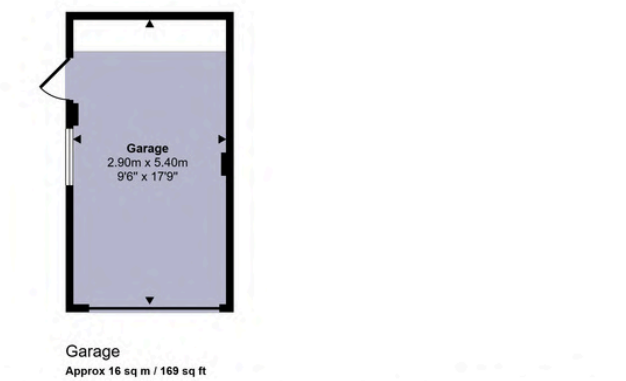
A WC with timber seat and wash basin set within a fitted vanity unit are accompanied by matching wall-mounted cupboards, providing useful storage. The room also benefits from a large window allowing plenty of natural light, recessed ceiling lighting and coordinating tiled flooring.

A substantial built-in storage cupboard with timber panelled double doors provides further practical storage.



The property occupies an attractive corner plot and is approached over a substantial block-paved driveway, providing ample off-road parking and continuing alongside the house to the detached single garage. A small lawned frontage and established planting soften the approach to the property. The enclosed rear garden has been attractively landscaped to provide a combination of lawn, established shrubs and climbing plants, together with a particularly generous paved terrace immediately adjoining the house. French doors from the dining room open directly onto this area, making it well suited to outdoor dining and entertaining. The garden is enclosed principally by timber fencing and has been designed to be relatively easy to maintain whilst retaining a pleasant established feel. The detached brick-built garage is positioned towards the side/rear of the property and is approached directly from the driveway, providing secure parking and useful additional storage.





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 real items.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

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: ///obtain.scoop.deflate

Directions

From St James' Church in Louth, proceed along Ugate, continuing onto Bridge Street and then Grimsby Road. Turn right onto High Holme Road and follow the road to the roundabout, taking the exit onto Keddington Road. Continue along Keddington Road, then turn right into Charles Avenue and follow the road into Lock Keepers Way, where number 4 is situated within the cul-de-sac.

Agent's Note

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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.

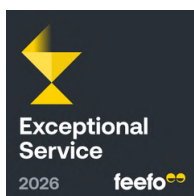


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Louth, Lincolnshire
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