



1 Blanchard Road
Louth LN11 8YH



1 Blanchard Road, Louth, Lincs, LN11 8YH

- An impressive 5 bedroom family home in a popular edge of town development
- Extended and improved to create a Conservatory and a fabulous Dining Kitchen which is partially open to the eaves with a stunning picture window one end and under-floor heating
- Good entertaining space to include the attractive Conservatory, a large Sitting Room and a Study in addition to the Dining Kitchen
- Beautifully presented gardens and grounds designed for ease of maintenance with an artificial lawn
- Detached double garage block (presently subdivided)

Directions

From St James Church in the centre of Louth proceed south on Upgate to the traffic lights, turn left here along Newmarket and follow this around to Legbourne Road. Turn first left signposted Eresbie Road continue until the T junction where number one is to be found directly opposite.

Location and Recreation

Louth is a popular market town known as the Capital of the Lincolnshire Wolds and positioned on the eastern fringe of this area of outstanding natural beauty. The town is known for the three markets which take place each week, the weekly cattle market and the attractive range of individual shops in the central conservation area. In the heart of the town is St James Church, which reputedly has the tallest church spire in the country. The town has a hospital, doctors' and dentists' surgeries, primary and secondary schools together with the popular King Edward 6th grammar school. Lincoln is about 25 miles away inland, Grimsby about 16 miles to the north and the coast is around 10 miles away at it's nearest point. Louth has a new sports centre with feature swimming complex, recreation ground with further sports hall, athletics and football clubs, golf course, tennis and bowls clubs, parks in Westgate Fields and Hubbards Hills and some fine country walks around the perimeter. There is a cinema and popular, well-supported theatre. The surrounding countryside is ideal for equestrian pursuits and the coast has miles of nature reserves and unspoilt sandy beaches.



The Property

This attractive and beautifully presented three storey family home holds a commanding position within this popular, edge of town housing development. The house has been extended and improved since it was built to provide an impressive dining kitchen which overlooks a smart and cleverly designed rear garden, together with a sizeable conservatory; making this a spacious family home. The property benefits from a good amount of off road parking space as well as a detached double garage (which is presently sub-divided to form an office area). With three large receptions rooms, including the dining kitchen, the property is ideal for entertaining. It is also ideally designed for family life with a separate study, downstairs WC and three bath/shower rooms to include one en suite shower room in the master bedroom.

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

Ground Floor

Part glazed front door to

Entrance Hall with Karndean flooring



WC off the hall with a low level WC, basin and radiator. Stairs from the hall to the first floor and doors to;

Lounge



A spacious and bright double aspect room which is ideal for family living with an attractive bay to the rear and a glazed door giving access to the rear garden. The room has wood effect Karndean flooring, spotlight ceiling lights and a fireplace with a timber surround and a gas fire inset. A glazed door leads through to the adjacent Conservatory which adds a flowing element to this family entertainment space.

Conservatory



Another spacious and bright room which has wood effect Karndean flooring and French doors leading onto a sunny decked terrace, ideal for al fresco dining and entertaining. The room has a brick base with double glazed windows under a polycarbonate roof with a pair of roof fans and a wall mounted electric heater.

Dining Kitchen

A most impressive kitchen which has been updated and extended by the present owners to create a large dining/seating area which is open to the eaves with skylights as well as having a fabulous floor to eaves feature window overlooking the garden; giving a wonderful tranquil feeling of space and light, unusual for a house of this type. The dining area boasts a built in entertainment hub with a granite surface and an array of built in storage units to either side. The kitchen has under-floor heating and is fitted with a range of cream fronted, high gloss units and boasts an unusually large and impressive central island unit which gives space for seating as well as housing a one and a half bowl stainless steel sink with a mixer tap and separate instant hot water tap, a pop-up plug socket, an integrated dish washer and space for a drinks fridge if required. The base and wall units feature LED skirting board lighting and benefit from a good amount of granite surfaces lit by under-unit downlights. There is space and plumbing for a gas range cooker with an extractor fan over and space and plumbing for an electric American style fridge freezer with pull-out larder cupboards to either side; in all making this an extremely desirable space and a real asset to the home.

Utility Room

Ideally situated adjacent to the kitchen the Utility Room has part tiled walls with a tiled floor and a part glazed door to the outside. The room is fitted with high gloss storage units and granite surfaces to match the kitchen, a butlers sink with a hose tap and space and plumbing for a washing machine.

Study

A useful room with a window to the front of the house.

First Floor

Stairs rise to the first floor landing with a window to the front of the house giving an open outlook as well as having an airing cupboard which houses the boiler. Doors to;

Bedroom 1

A spacious room with a window to the front of the house, built in wardrobes, telephone point and TV point and a door to the attractive, fully tiled **en suite Shower Room**. This room has a window to the rear and spotlight ceiling lights and is fitted with a corner shower unit and an L shaped vanity unit providing storage as well as housing low level WC and washbasin. Heated towel rail and under-floor heating.

**Bedroom 2**

A double room with a TV point, window to the rear of the house and built in wardrobes.

Bedroom 3

A small double room with a window to the front, wood effect

laminate flooring and built in wardrobe. TV point.

Family Bathroom

With a window to the rear and a white suite comprising bath, basin and WC.

A further staircase rises to a further **second floor landing** with a large walk in storage cupboard and doors to;

Bedroom 4

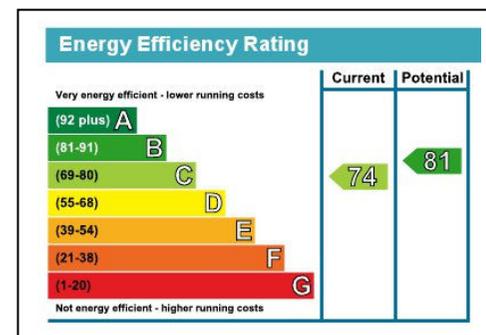
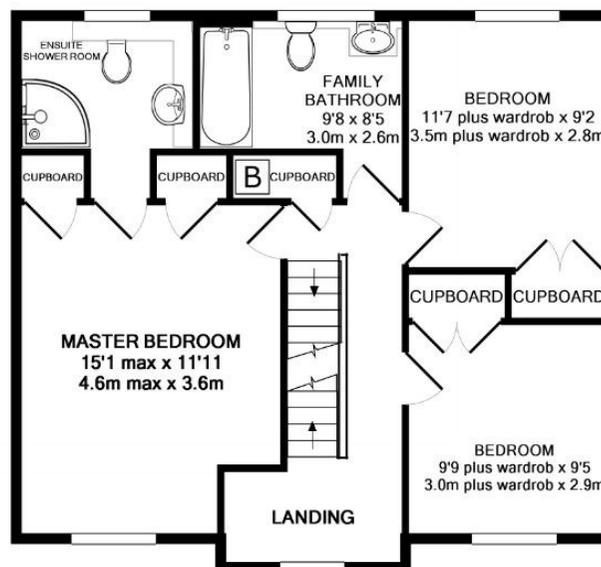
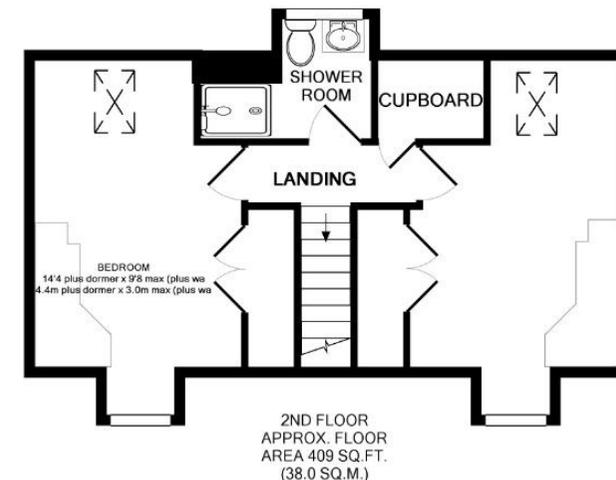
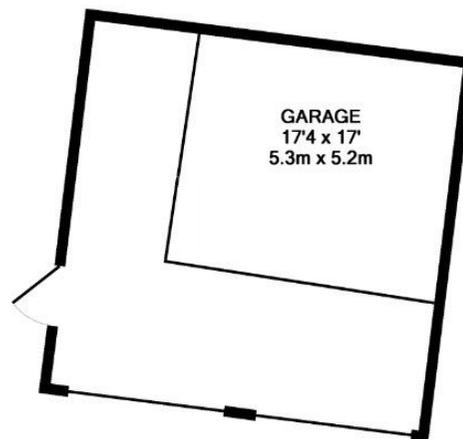
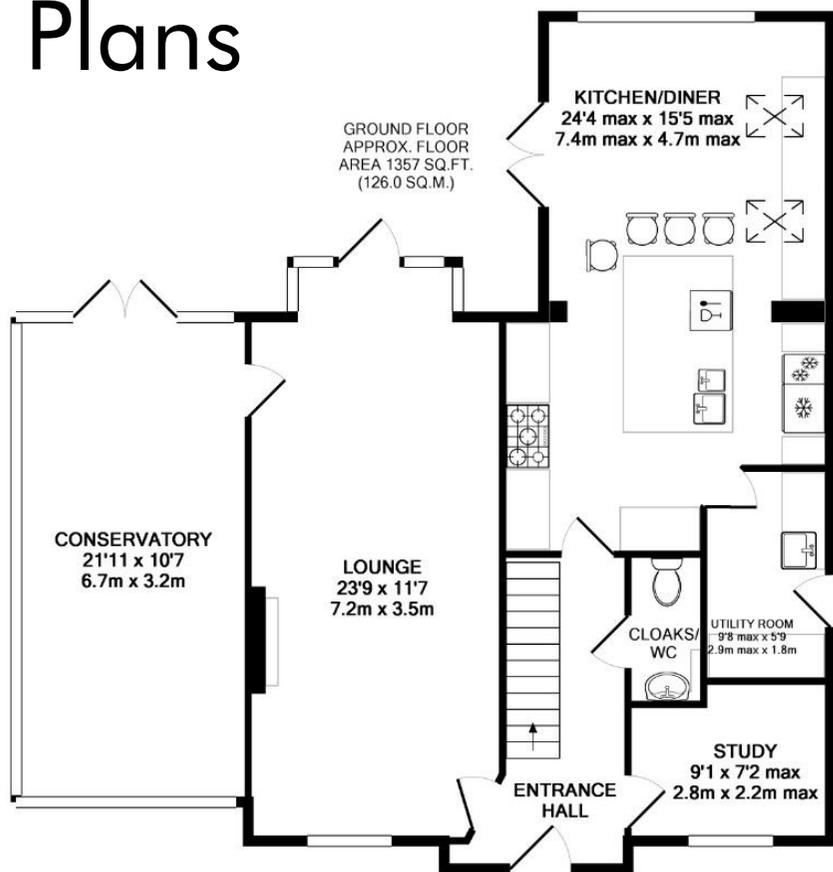
An attractive double room with part sloping ceilings, a dormer window to the front and a skylight to the rear. The room has wood effect cushion-flooring and built in wardrobes together with a timber desk, storage unit and a chest of drawers. TV point

Bedroom 5

Another double room, again with part sloping ceilings, a roof light and dormer window. The room also has wood effect cushion-flooring, built in wardrobe, a timber work station and a chest of drawers. TV point.



Floor Plans



EPC Graph
Full EPC Report available on request

TOTAL APPROX. FLOOR AREA 2415 SQ.FT. (224.4 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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Shower Room

With a window to the rear, a shower cubicle with a glazed door, a basin and WC.

Outside

The house is approached over a part-shared, block paved driveway which splits to give a good amount of parking space and to lead to the detached double garage block to the side of the house. The garage is presently sub-divided to

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give a large internal office space/music room with sound-proofing – the partitioning could easily be removed if required.

The front garden is beautifully presented with formal shrub planting, box hedging and clipped box topiary together with a pair of slate parterres, one with an ornamental water feature. The rear garden has been cleverly designed and landscaped with a curved split level lawn area comprising an Astroturf "lawn" for low maintenance with mature shrub planting softening the borders, again with slate shale for ease of maintenance.

The garden can be accessed from a lockable oak side gate or from the house by a set of French doors off the dining kitchen to a raised paved patio or equally from the Conservatory onto a raised decked area which is ideal for dining; in all making it a smart multi-functional garden suitable for both family life and entertaining.



Viewings

Strictly by appointment through the selling Agent.

Important 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 the accuracy of 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 on sale. It is understood that the property has mains water, gas and electricity although no utility searches have been carried out at this stage. The property is in Council Tax band F.



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