



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Monks Dyke Road Louth LN11 8DX

**Offers in the Region Of  
£345,000**

Enjoying a private and generous sized plot, this extended four bedroomed rendered period farmhouse once standing alone with surrounding farmland, is now a town centre property, close to well regarded schools and within easy access to the historic and bustling town centre. The property offers an entrance hall, spacious lounge, formal dining room, home office, kitchen, utility and useful GF cloakroom/possible shower room. Off the split level landing are four good sized bedrooms and a family bathroom. Delightful lawned gardens with large patio terraces, large workshop/store and parking for 2-3 cars. Gas centrally heated and uPVC double glazed.

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### Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week.

Louth is especially admired for the many independent shops and traders together with a wide choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment, all of which are within walking distance from the property.

Also nearby is Meridian Sports and Swimming Complex which has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. Well regarded schools are a few foot steps away from the property, as well as King Edward Grammar School.

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.

### Entrance Hall

UPVC double glazed door leads to an entrance hall having cloak hooks and laminate flooring.

### Lounge

13' 5" max x 18' 8" max (4.1m max x 5.69m max )

A spacious L shaped lounge enjoying a bright aspect with UPVC double glazed windows to both front and rear elevations. Feature brick fire sound with open fire set on a stone hearth, useful storage cupboard, wall light points, radiator, dado rail to walls and coving to ceiling. Original arched window.

### Dining Room

8' 10" x 15' 5" (2.69m x 4.69m)

The formal dining room is located off the kitchen having a laminate floor, UPVC double glazed window to the rear elevation, dado rail to walls, radiator and coving to ceiling.

### Office/Study

12' 11" max x 10' 8" max (3.94m max x 3.24m max)

L shaped room which is currently used as an office, with three workstations. UPVC double glazed window to the front elevation and UPVC half glazed doors to the front and side elevations. Wall mounted boiler.

**Kitchen**

12' 10" x 8' 2" (3.9m x 2.5m)

Fitted with a range of grey high gloss units with contrasting worksurfaces incorporating a wine rack, 1 1/2 bowl sink unit and space for free standing appliances. Laminate floor. UPVC double glazed window to the rear elevation. Useful storage cupboard. Radiator. Staircase off leading to the first floor.

**Utility Room**

7' 3" x 5' 7" (2.2m x 1.7m)

Immediately off the kitchen, this utility is an extension to the kitchen, which matching units, laminate flooring, radiator, coving to ceiling and UPVC double glazed window to the rear elevation.

**Washroom/WC**

A useful ground floor wash room having a wash basin, wc and plumbing automatic washing machine. The room previous has a shower enclosure with electric shower, which could be reinstated, if required. Mermaid boarding to walls. Vinyl flooring. Radiator. UPVC double glazed window to the rear elevation.

**First Floor Landing**

A split level landing with radiator and heated airing cupboard.

**Bedroom 1**

11' 10" x 10' 10" (3.6m x 3.3m)

A good sized double having a UPVC double glazed window to the front elevation. Laminate flooring. Built in his and her wardrobes either side of the chimney breast recess. Radiator. Coving to ceiling.

**Bedroom 2**

7' 3" x 8' 6" (2.2m x 2.6m)

A double/ having a built in storage cupboard, UPVC double glazed window to the front elevation, coving to ceiling, and radiator.

**Bedroom 3**

12' 10" x 7' 10" (3.9m x 2.4m)

Another double with UPVC double glazed window to the side elevation, laminate flooring, coving to ceiling and radiator.

**Bedroom 4**

13' 9" x 5' 7" (4.2m x 1.7m)

A small double or good sized single having UPVC double glazed window to the side elevation, coving to ceiling and radiator.

**Bathroom**

Having a 3 piece suite in white with a panelled bath, pedestal wash basin and low flush wc. Electric shaver point. Part tiled walls and laminate flooring. Radiator. UPVC double glazed window to the front elevation.

**Outside**

The property stands on a generous sized plot with gardens to all sides, being enclosed and private. The gardens are mainly laid to lawn with paved patio terrace with open fire and BBQ area. Garden shed. Further patio area with hot tub and large workshop/store.

**Parking & Garage**

The property enjoys a hardstanding area for 2-3 cars to the side elevation.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

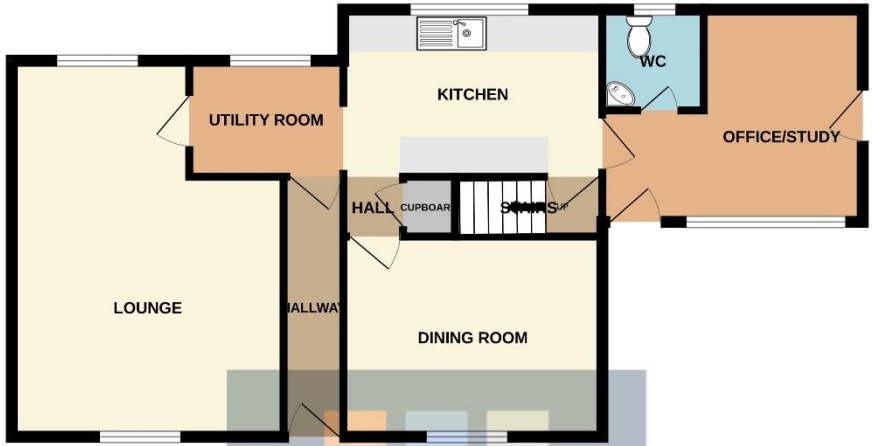
**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



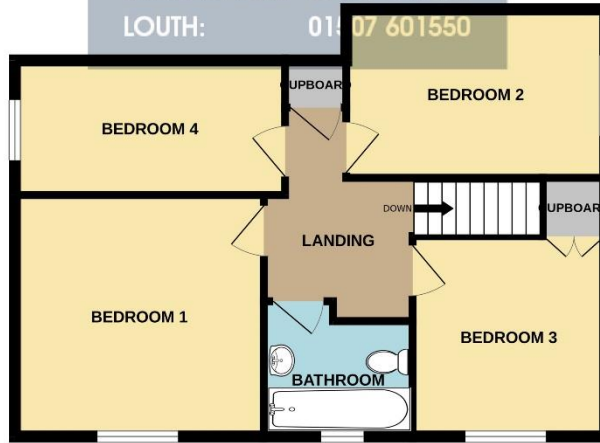


GROUND FLOOR



**CROFTS**  
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