



4 Half Acre

High Holme Road, Louth

M A S O N S
— SINCE 1850 —



4 Half Acre

High Holme Road, Louth
Lincolnshire LN11 0HD

A smart and well-appointed, modern detached bungalow tucked away from main routes through the town in a small mews development and having low maintenance gardens, a parking forecourt and a semi-detached garage. Two double bedrooms, contemporary shower room, lounge with French doors to a larger-than-average, versatile garden room, entrance hall and fitted kitchen with integrated oven, induction hob and hood, dishwasher, refrigerator and freezer, together with washing machine included. uPVC double-glazed windows and gas central heating system with wi-fi Hive controller.

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The Property

This smart and well-presented detached bungalow was constructed around 2003 and has brick-faced cavity walls with contrasting coloured brick quoins and corbelled brickwork to the low maintenance gables and a pitched timber roof structure covered in concrete tiles. The windows are uPVC double glazed and there are matching white uPVC fascia boards, gutters and downpipes.

The semi-detached garage is constructed in complimentary style with twin-skin brick and block external walls under a mono-pitched roof with a tile covering and providing space to create a good roof storage area as may be required. There is also a gravel parking forecourt and the garden at the rear is flagstone paved for ease of maintenance and an ideal area for flower pots, tubs and planters.

The rooms within are well fitted and include a garden room to the rear which is an excellent size with an insulated roof, panelled in white internally and extending the living accommodation with ample space for seating and dining. A more detailed account of the accommodation is provided as below. Heating is by a gas central heating system with boiler in the roof void and wifi Hive controller which can be remotely operated by mobile app.





The main entrance is at the front of the bungalow and has a white composite, part-glazed (double-glazed) door to the **entrance hall** – an L-shaped room with six-panel doors leading off, coved ceiling with trap access to the roof void, radiator and white three-panel double doors to a built-in cloaks cupboard with clothes rail, shelf over and power points.



There is a ceiling light point, door chimes, central heating thermostat and smoke alarm.

The **lounge** has an attractive composite marble fireplace and hearth with inset electric coal-effect fire. The ceiling is coved with a ceiling light point and there are two wall light points, a radiator, TV socket and white uPVC double-glazed French doors to the spacious garden room.





The **garden room** is an excellent size, with an insulated and white-panelled vaulted roof, centre ridge ceiling light point, brick base walls, radiator and double-glazed windows to three sides, together with French doors on the side elevation to the paved garden outside.





A natural brick wall to the front has two wall light points and at high level is the Mitsubishi air conditioning unit with digital remote control for warm and cool air. The room also has a TV socket and power point.

The **fully fitted dining kitchen** has an extensive range of units with beech-style facings and stainless steel handles. These comprise base cupboards, a drawer unit, an integrated Hotpoint slimline dishwasher, integrated refrigerator and separate freezer, an easy access, mid-height Bosch electric double oven incorporating a grill and having digital clock/timer and a Belling black ceramic four-plate induction hob with a faced cooker hood having downlighters over. The plumbed-in Hotpoint Ultima washing machine will also be included in the sale. Over the base units there are roll-edge, granite-effect work surfaces with Metro-style, ceramic-tile splash-backs and an inset acrylic black, double-bowl, single-drainer sink unit with chrome lever mixer tap.





There is a range of wall cupboard units with pelmet lights beneath and corner shelves. Over the sink unit there is a window to the front elevation with ceramic-tiled sill. A second window is positioned on the side elevation by the dining area and there are louvre blinds to both windows. The room also has a radiator, ceiling light point and high-level TV point with power points adjacent.





The **main bedroom** is positioned at the rear and is a good-size double room with white, four-panel double doors to a recessed wardrobe having clothes rails and shelf over. This room has the wall-mounted Hive digital wi-fi controller for the central heating system which can also be operated by mobile app. The Ideal gas central heating boiler is positioned within the roof void. The bedroom has a radiator, a coved ceiling with ceiling light point and rear window with louvre blinds.

Bedroom 2 is a smaller double bedroom, or spacious single bedroom, at the front of the property with window on the front elevation having louvre blind, radiator, coved ceiling with ceiling light point and three-panel double doors to a recessed wardrobe with clothes rail and high-level shelf.

The modern **shower room** is fitted with a white suite and has a luxury vinyl-tiled floor of slate style and a built-in airing cupboard which contains the insulated hot water cylinder with immersion heater, linen shelving over and expansion vessels.

The suite comprises a low-level, dual-flush WC and a built-in vanity unit with wash basin set into base cupboards and drawers in gloss white and having stainless steel handles, together with ceramic-tiled splash-back. There is a glass shelf and tilting circular mirror over the wash basin and a shaver light above.

The corner shower cubicle is splash-boarded and glazed with curved, glazed doors and has a chrome thermostatic shower mixer unit with handset and drench head. There is a window on the side elevation with roller blind and ceramic-tiled sill. This room has a radiator, ceiling light, spot downlighter over the shower and a ceiling extractor fan.





Outside

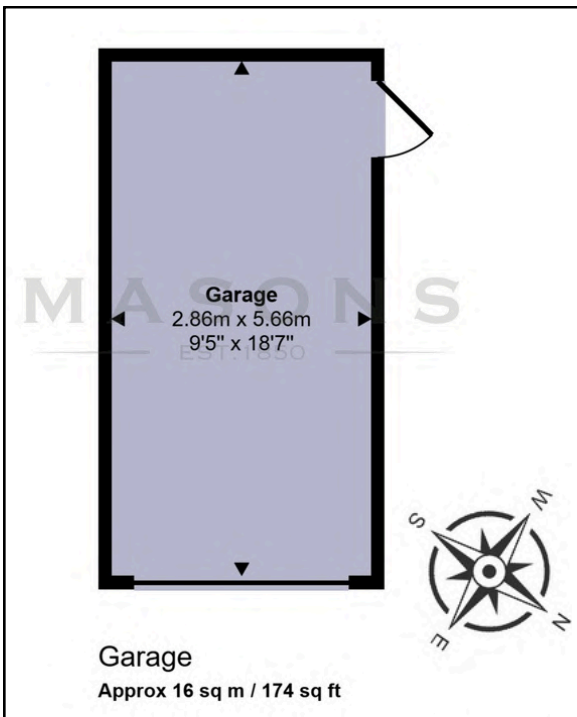
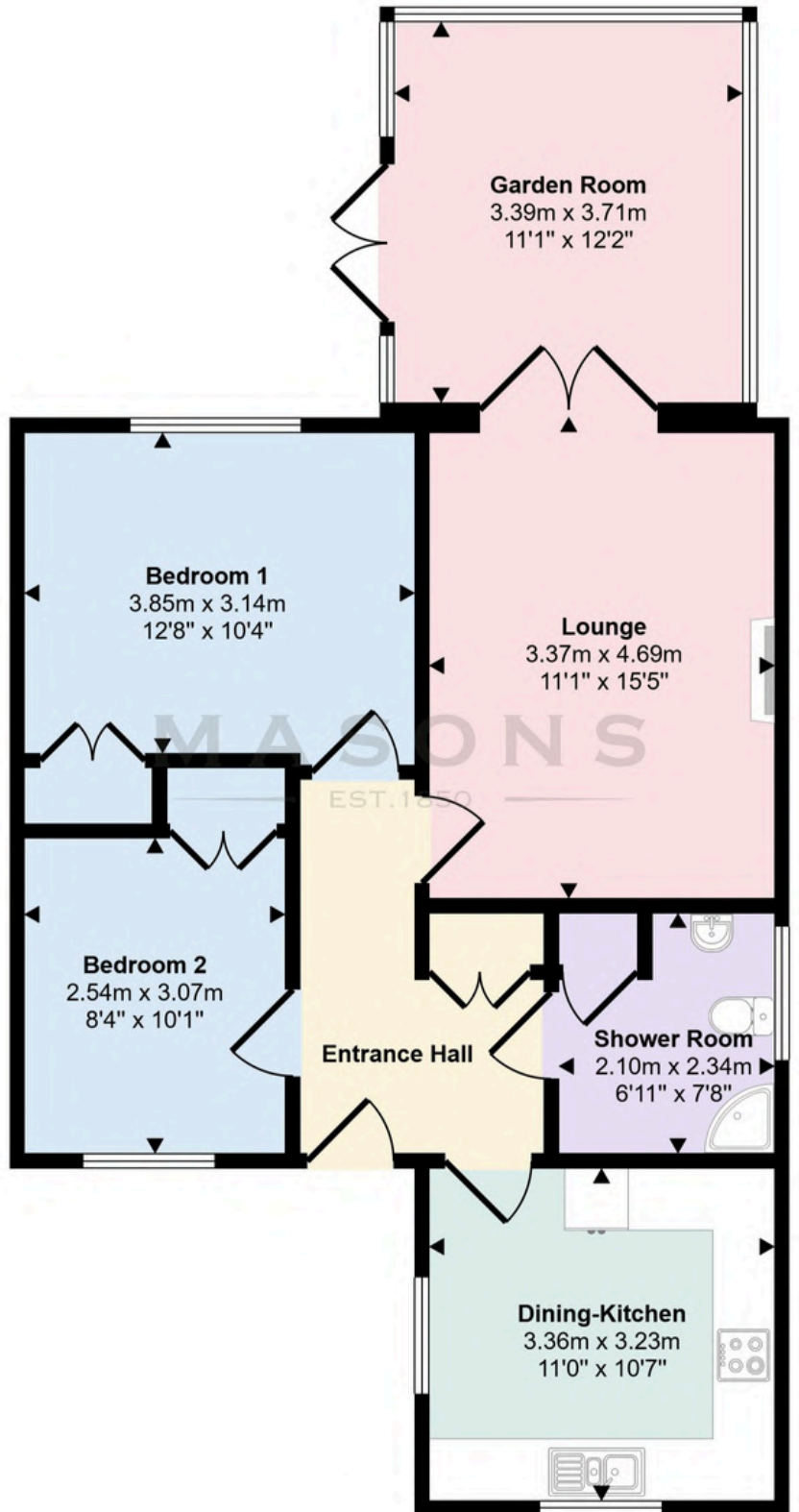
At the front of the bungalow there is a gravelled forecourt providing parking and turning space for cars and access to a semi-detached brick and block-built, **garage** with a mono-pitched, tiled roof, up-and-over entrance door, side pedestrian door, strip light, power points and storage racking to one side. The garage has its own electricity consumer unit.

There are a number of outside lights at the front of the property, including a sensor floodlight over the garage door, solar floodlights to the front gables and a mains lantern by the main front entrance. A concrete-paved pathway leads to screen gates on each side, with screen fencing to the left and there is a storage area at the side of the garage.

The side gates open onto pathways leading along each side of the bungalow with space on the left side for storage, sensor wall lights and a useful garden tool store, whilst on the opposite side there are external gas and electricity meter cabinets and an outside water tap. At the side of the garden room is the Mitsubishi air-source heat pump which operates the air conditioning unit within and this has an isolator switch.

To the rear of the bungalow there is an easily maintained patio garden, finished in flagstones and enclosed by timber interwoven fencing with reinforcing concrete posts and gravel boards. This area is L-shaped around the garden room and an ideal space for plant pots and tubs, planters, garden ornaments and hanging baskets. Again, there are outside solar lights and a mains-powered sensor floodlight to the rear of the bungalow.





Floorplan

Approx 77 sq m / 824 sq ft

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.

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.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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 C

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: ///gold.apples.pinks

Directions

From St. James' Church, proceed north along Bridge Street into Grimsby Road and then take the second right turning to High Holme Road opposite St. Mary's Lane.

Carry on up the hill and at the crossroads by the entrance to the hospital, carry straight on along High Holme Road. Proceed past the two left turnings and then look for the private shared driveway, just before number 123, into Half Acre. Proceed along the mews gravel driveway to the far end of the drive and then bear left, where number 4 will be found facing you.

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.

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