



82 Brackenborough
Road

Louth

MASONS
— SINCE 1850 —

Brioni

82 Brackenborough, Louth,
LN11 1AQ



Spacious three-bedroom semi-detached home

Much improved and modernised throughout

Contemporary fitted kitchen

Recently refitted family bathroom

Generous lounge and separate dining room

Larger-than-average corner plot

Attached single garage

Ample off-road parking

Believed to date from around the 1970s, the property has brick-faced elevations beneath a pitched tiled roof. Since purchasing the property, the current owners have undertaken a considerable programme of improvement and modernisation, creating a comfortable contemporary home whilst retaining generous room proportions throughout.

The property benefits from uPVC double glazing and gas-fired central heating, together with modern internal finishes including replacement flooring and contemporary internal doors. Although a small number of finishing works remain, the principal living accommodation, kitchen, bathroom and bedrooms have all been significantly improved.

A particular feature of the property is its larger-than-average corner plot, providing considerably more outside space than is typical for a home of this style, together with ample parking and an attached garage.

MOVEWITHMASONS.CO.UK
01507 350500



The property is approached through the main entrance into an entrance porch, which in turn opens into a welcoming hallway. Wood-effect laminate flooring continues from the hallway through into the kitchen, while a staircase rises to the first-floor accommodation.



The lounge is a generous and naturally light reception room, with a broad window overlooking the front garden. A contemporary feature wall incorporates recessed display shelving and space for a wall-mounted television, creating an attractive focal point to the room. A wide opening connects the lounge with the adjoining dining room, providing a good sense of flow between the two reception spaces whilst retaining their individual uses.



Positioned to the rear, the dining room enjoys an outlook over the garden and provides ample space for a family dining table. From here there is direct access into the kitchen.

The kitchen has been comprehensively modernised and is fitted with a contemporary range of grey units complemented by wood-effect work surfaces. Appliances include an integrated oven and microwave, electric hob with extractor above and fridge/freezer, with further space and plumbing provided for a washing machine. A grey composite one-and-a-half-bowl sink with integrated drainer and chrome swan-neck mixer tap is positioned beneath the rear-facing window, overlooking the garden. Recessed ceiling lighting and laminate flooring complete the modern finish.

Beyond the kitchen, a rear porch provides direct access to the garden and connects with the attached garage and ground-floor WC.







To the first floor, the landing gives access to three bedrooms and the family bathroom. The principal bedroom is a particularly generous double, with a broad front-facing window providing excellent natural light. The generous proportions allow ample space for a large bed together with a substantial range of freestanding wardrobes and additional bedroom furniture, whilst still retaining a good sense of space throughout. The second bedroom is also a well-proportioned double, while the third bedroom is currently arranged as a dedicated home office and would equally suit use as a single bedroom.



The second bedroom is another well-proportioned double, enjoying good natural light from the broad rear-facing window and offering ample space for a double bed together with freestanding wardrobes and additional bedroom furniture. Finished in a contemporary colour palette with carpeted flooring, it provides a comfortable and versatile second double bedroom.

The third bedroom is currently arranged as a dedicated home office, providing a useful space for those working or studying from home. With a front-facing window providing natural light and sufficient proportions for use as a single bedroom, nursery or study, the room adds further flexibility to the first-floor accommodation.





The family bathroom has been recently refitted to a contemporary standard, creating a particularly stylish and well-appointed space. Large-format marble-effect tiling extends across the walls, complemented by contrasting wood-effect tiled flooring and recessed ceiling lighting. The modern suite includes a panelled bath with wall-mounted mixer tap, together with a generous separate walk-in shower enclosure featuring a rainfall-style shower and glazed screens.

A wall-mounted vanity unit incorporates the wash basin and useful drawer storage, with an illuminated mirror positioned above, while a concealed-cistern WC contributes to the clean, streamlined finish. Further features include a chrome heated towel rail and a broad frosted window providing plenty of natural light whilst retaining privacy.





The property occupies a generous corner plot, with established gardens extending around the front, side and rear and providing a particularly good degree of outside space for a property of this type. To the front, a substantial driveway provides ample off-road parking and access to the attached single garage, with an adjoining lawn and established hedging and planting providing definition to the boundaries. The additional width of the plot allows the driveway and garden to extend around the side of the house.



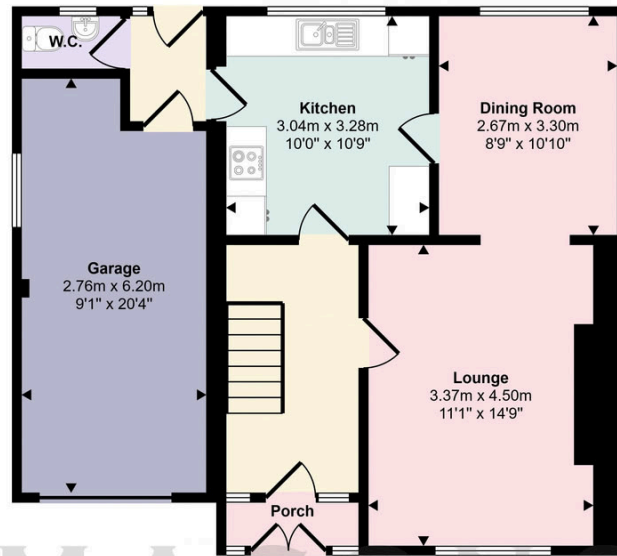
The rear garden is predominantly laid to lawn and enclosed by mature hedging and established planting, creating a private setting with plenty of scope for further landscaping if desired. A pathway leads through the garden to a timber summer house with a covered veranda, providing useful additional garden space.



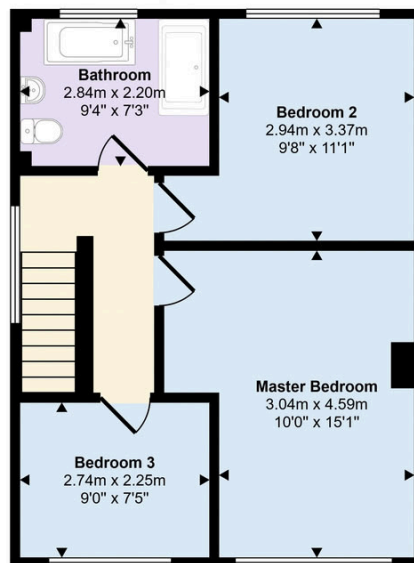




Approx Gross Internal Area
117 sq m / 1254 sq ft



Ground Floor
Approx 69 sq m / 740 sq ft



First Floor
Approx 48 sq m / 514 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 the real items. Made with Made Snappy 360.

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		84 B
69-80	C	70 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 B

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
Travel through the centre of Louth along Mercer Row and Eastgate to the second mini roundabout by Morrisons store and at this roundabout take the first exit along Ramsgate. Follow the road to the next mini roundabout and take the second exit along Ramsgate Road and then turn second left into Victoria Road. Follow the road carrying straight on at the crossroads along Brackenborough Road and the property will be found a distance along the road on the right-hand side.

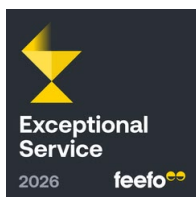
Agent's Note
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded 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.

M A S O N S

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.