



24 Mount Pleasant  
Louth LN11 9DR

**MASON'S**  
EST. 1850

*A good opportunity to acquire an attractive and well-presented terraced cottage positioned in a central residential area of Louth market town having well-proportioned accommodation with two reception rooms- one with multi fuel burner, kitchen, two good sized double bedrooms and a ground floor shower room.*

*Large south facing rear garden and small front garden with on street parking available. uPVC double-glazed windows and gas central heating system.*











**Directions**

From St. James Church travel south along Upgate to the traffic lights and turn left here along Newmarket. Proceed as far as The Brown Cow Inn on the left side and then turn immediately left into Church Street. Continue for a short distance and take the first right turning into Mount Pleasant and 24 will be found a short distance on the right.

**The Property**

A Period terraced property benefitting from front and south facing rear gardens with uPVC double-glazed doors and windows and gas central heating. To the rear is a more recent extension providing a kitchen and shower room and within the rear garden is a large timber shed. The lounge benefits from a multi fuel burner.

**Accommodation**

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

**Lounge**

Accessed via a part-glazed uPVC entrance door into a good size room having neutral decoration, attractive ceiling rose and large uPVC window to the front, carpeted flooring, cupboard housing the electricity consumer unit and a feature fireplace with brick hearth and inset multi-fuel stove. Door leading into:

**Central Hallway**

With stairs leading to first floor. Carpeted flooring.

**Dining Room**

A further large reception room with uPVC window overlooking the rear garden, neutral decoration and carpeted flooring with a useful understairs storage cupboard. Part-glazed door leading into the:

**Kitchen**

A good size galley kitchen having a range of base and wall units fitted with ivory Shaker-style doors, stone-effect laminated worksurfaces, inset one and a

half bowl, stainless steel sink with white tiled splashbacks, integrated single electric oven with gas hob above. Space for large fridge/freezer and washing machine, also housing the Baxi gas-fired boiler. Inset spotlights to ceiling and having tiled flooring. Window to the side and part-glazed rear entrance door to the rear garden. Door through to:

**Shower Room**

A smart shower room having low-level WC, wash hand basin, corner shower unit with Mermaid panelling to the walls and Triton thermostatic shower unit, frosted glass window to the side and extractor fan to the wall. Vinyl floor covering.

**First Floor****Bedroom 1**

A very large double bedroom for the property type with neutral decoration, large window overlooking the front, carpeted flooring and having a large built-in wardrobe to one side providing useful hanging space.

**Bedroom 2**

A further good size double bedroom with window overlooking the rear, neutral decoration and carpeted floorings. Built-in wardrobes to one side.

**Front Garden**

A small, enclosed front garden laid to low-maintenance gravel and having a range of shrubs and plants. Mixture of brick walls and panelled fencing to perimeters with a shared passageway leading to the rear garden.

**Rear Garden**

Enclosed courtyard directly behind the property which leads to a large rear garden laid to low-maintenance concrete paths and gravel with set border to one side, having a range of mature shrubs and a fruit tree. To the rear boundary is a good size timber shed and perimeters made up of timber fencing. Please note that the garden has a right of way pathway for neighbouring properties to pass through for wheelie bin access.

**Location**

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema. 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.

**Viewing**

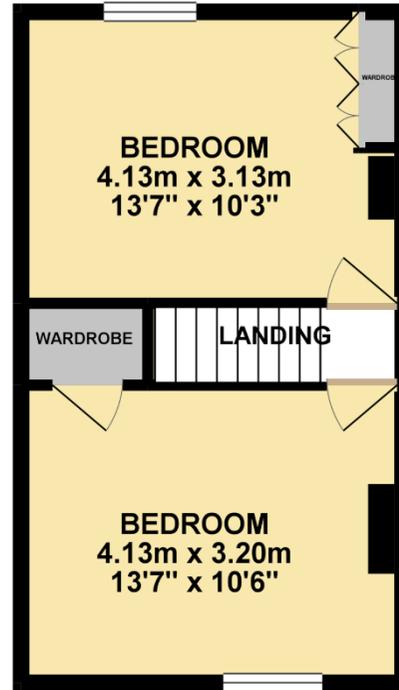
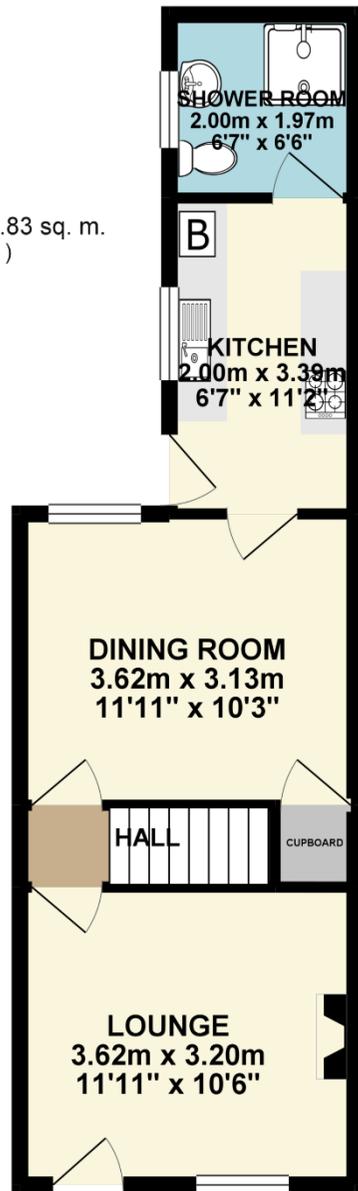
Strictly by prior appointment through the selling agent.

**General 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 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. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

# Floor Plans and EPC Graph

GROUND FLOOR 36.83 sq. m.  
( 396.39 sq. ft. )



1ST FLOOR 29.75 sq. m.  
( 320.26 sq. ft. )

TOTAL FLOOR AREA : 66.58 sq. m. ( 716.65 sq. ft. ) approx.

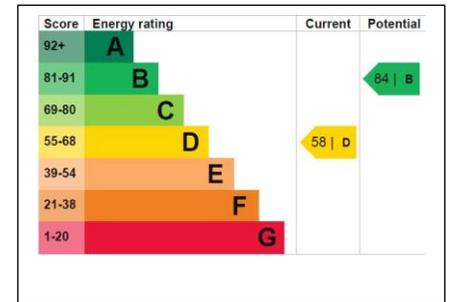
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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