



5 Lee Street, Louth LN11 9HJ

M A S O N S
EST. 1850

A handsome Period Georgian town house positioned within the sought-after central conservation area of Louth Market Town. Extensively renovated, this excellent family home provides elegant and well-proportioned character accommodation located less than a minutes' walk to the central shopping areas. Comprising three good double bedrooms (one with en suite wc), a spacious bathroom, hallway leading up to a gallery landing, two reception rooms with period features and sash windows, kitchen, cellar, utility, study and a ground floor shower room.

Superb spacious gardens with timber Gazebo and bar, terrace and extended walled garden to rear. A shared driveway through the centre of the property provides access to a private parking area for two cars. In addition, the property has planning consent in place to create a stunning master bedroom loft conversion.





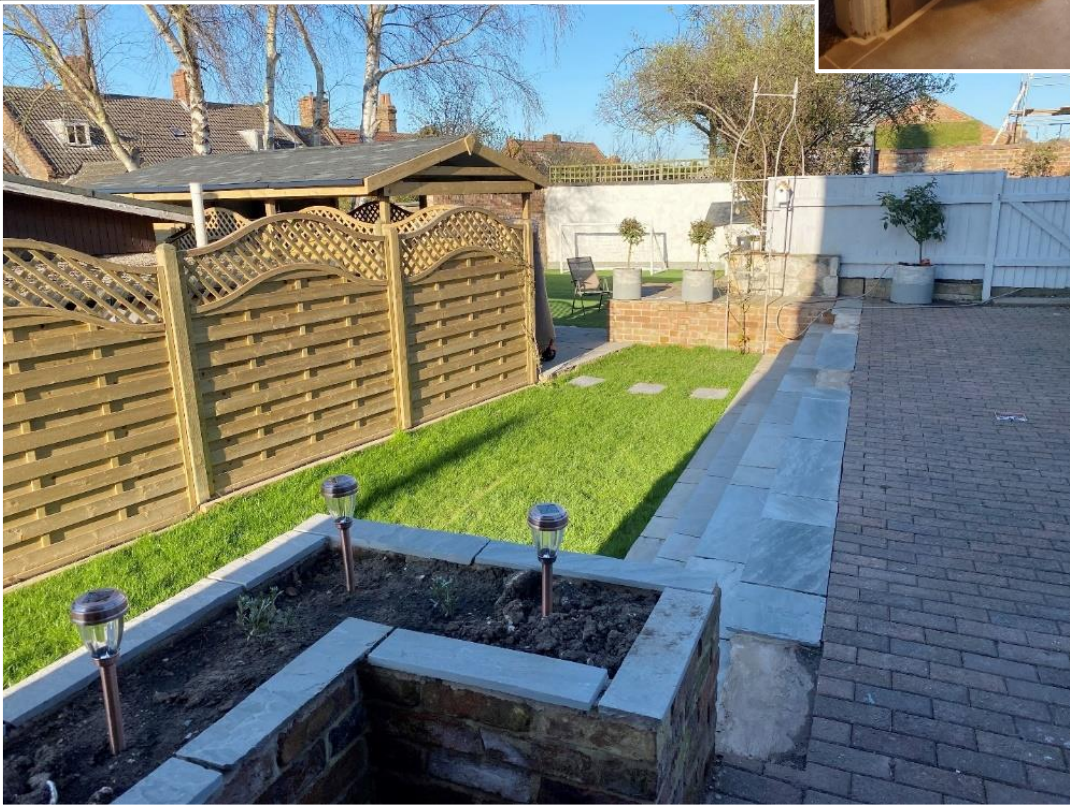






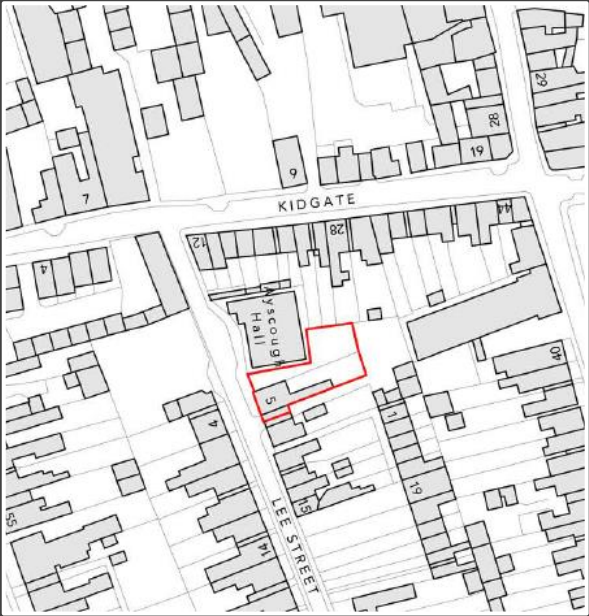
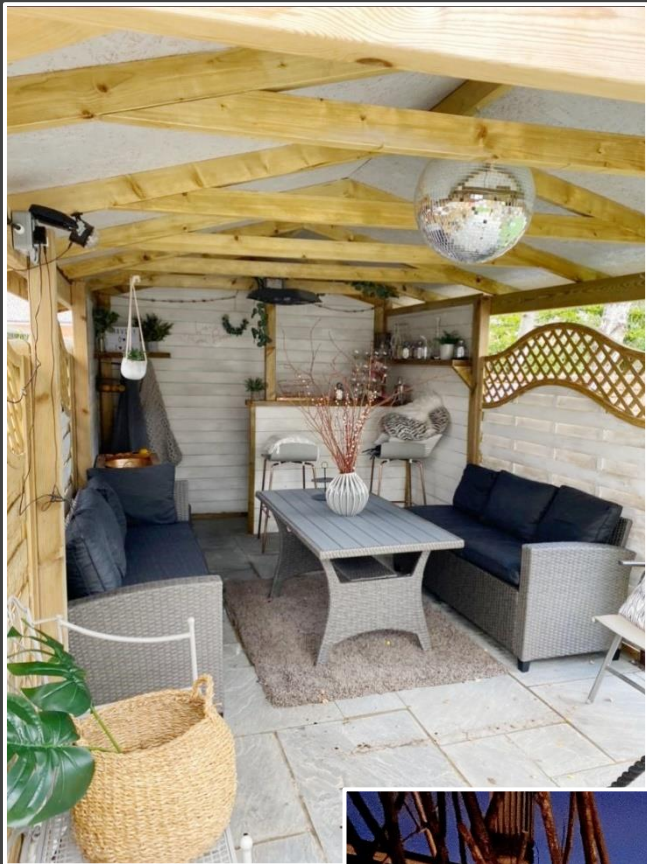












The Property

This Georgian semi-detached town house is believed to date back to 1827 and has undergone a total refurbishment during the vendor's ownership. An attractive archway through the centre of the property gives access to a shared driveway leading to the private parking to the rear for two vehicles. The vendor has purchased land adjacent to the property, extending the gardens to a considerable size which is rarely found on a property this close to the town centre. Located within the conservation area of Louth Market Town, the property has recently had the original sash windows refurbished with all woodwork in superb condition and the property also benefits from a recently installed gas central heating system. In addition, the vendor has recently had planning permission granted to convert the loft space into a fourth master bedroom with walk-in wardrobe and en suite shower room with multiple skylights to the roof. Full details of the planning consent can be obtained from the selling agent by request or by visiting the East Lindsey District Council planning portal.

Directions

From St James' Church proceed south along Ugate, continue past the zebra crossing and then on foot, turn left onto Kidgate and then the next right onto Lee Street and the property will be found shortly on the left. By car, continue along Ugate to the traffic lights, turn left here and then first left down Lee Street and the property will be near the end of the road on the right.

Accommodation

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

Ground Floor

Hallway (5.1m x 1.0m)

Front entrance porch gives access to the hallway via a part-glazed timber door, having carpeted floor and stairs to first floor and doorway leading down to the cellar. Decorated in heritage colours with dado rail to wall.

Lounge (3.97m x 4.32m)

A generous reception room having attractive decoration with dado rails and high ceiling, carpeted flooring with sash window to the front elevation, arched alcoves either side of the fireplace having a cast iron surround with attractive timber mantelpiece and tiled hearth.

Cellar (2.5m x 1.8m)

Accessed via a timber door from the hallway and having painted steps leading down to the good sized arched cellar room having cupboard with shelving for wine, light and power provided with painted floors and ceilings, ideal for storage or wine cellar or could be converted to a home office.

Dining Room (4.53m x 3.52m)

A large, light room having patio doors onto the rear garden, feature opening to chimney breast, decorated in neutral pastel colours with attractive grey tiling to floor. Opening leading into the:

Kitchen (6.52m x 2.5m)

A well-proportioned long kitchen with vaulted ceilings and ample natural light, fitted with a range of base and wall units finished with gloss grey slab doors and matching glass splashback, attractive tiling to floor and having square-edged stone-effect work tops, inset one and a half bowl grey resin sink and benefitting from a boiling water tap negating the need for a kettle. Built-in Zanussi electric oven with Lamona gas hob above and also having built-in dishwasher. One cupboard also housing the Viessmann gas central heating boiler.

Utility Room (2.3m x 1.3m)

Having further rear access door to the garden, vaulted ceiling, space for washing machine and tumble dryer with vinyl cushion flooring.

Ground Floor Shower Room (0.8m x 2.35m)

A very useful and recent addition to the property having enclosed tiled shower with Electrolux electric shower unit and attractive grey tiling to floors, low-level WC and wash hand basin, heated towel rail to wall and extractor fan fitted.

Study/Occasional Bedroom 4 (2.2m x 2.7m)

A very useful room at the rear of the property having vaulted ceilings and windows to two aspects, wood-effect flooring.

First Floor

Landing (2.5m x 2.7m)

A bright gallery landing having carpeted flooring and window to the rear, wooden banisters and loft access to the roof space.

Bedroom 1 (2.83m x 4.0m)

A superb large double bedroom having fitted wardrobes either side of the chimney breast with cast iron fireplace and wooden surround. Carpeted flooring, sash window to the front and benefitting from fitted plantation shutters and views of St. James' church spire.

Bedroom 2 (3.3m x 4.0m)

A further double bedroom with sash window to the front and having fitted plantation shutters, carpeted flooring and attractive decoration.

Bedroom 3 (4.6m X 2.8m)

Another double bedroom to the rear of the property with window overlooking the garden having fitted plantation shutters. Carpeted flooring and doorway into:

En Suite WC (1.5m x 0.8m)

With low-level WC and wash hand basin, carpeted flooring and fitted shelving.

Family Bathroom (2.7m x 2m)

A smart bathroom having frosted glass window to the rear, low-level WC, wash hand basin and panelled bath, attractive grey tiling above all wet areas and to flooring with contemporary radiator to wall. To one corner is the large airing cupboard housing the hot water cylinder with useful shelving for laundry.

Parking Area

Accessed through the central archway benefitting from right of way along the driveway and turning into the privately owned parking area, currently having

space for two vehicles, laid to low maintenance gravel with planted border to the rear and having timber garden shed to one corner. Outside tap and gated access into the main garden.

Garden

An exceptional and unexpectedly large garden considering the property type and close proximity to the town centre. This recently-extended garden benefits from separate pedestrian access from the front via a timber gateway and having timber fencing to the perimeter with newly set laurel hedging to the front, laid to lawn with paved pathway to the main garden area. Full-width Indian sandstone steps leading up to the rear terrace giving access to the rear property and the parking area. External lighting provided with ample space for seating. The garden then extends to the rear having Indian sandstone paving leading to the recently built wood-framed, part-enclosed gazebo having the benefit of mains power with lighting and patio heaters to the ceiling and having a superb built-in bar to the rear. Beyond this is a fully enclosed walled garden having ceramic stone wall to one side laid to low maintenance Astro turf with child's Wendy house to one side providing superb all year round garden or play area.

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 Hubbard's 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

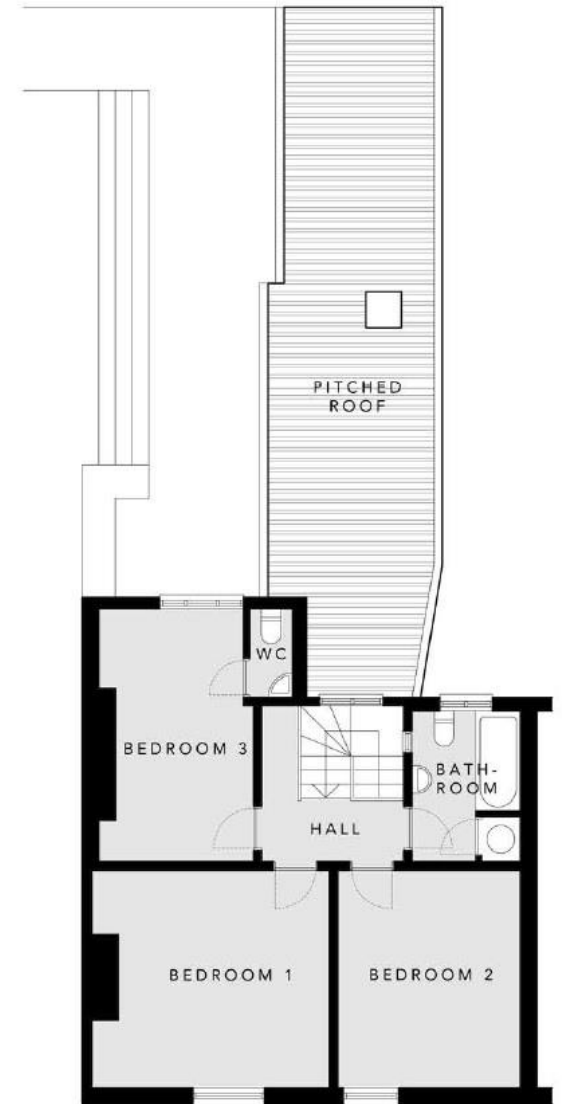
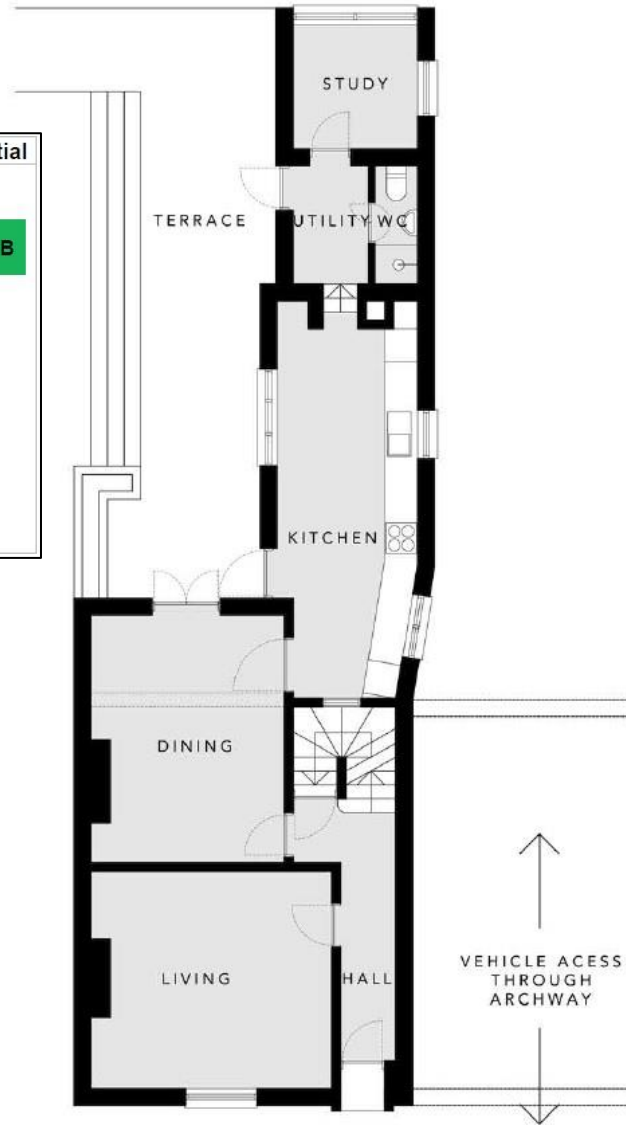
Strictly by prior appointment through the selling agent.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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