



5 Lee Street

Louth

**M A S O N S**

— Celebrating 175 Years —



# 5 Lee Street

Louth,  
LN11 9HJ

Attractive Period town-house

Sought-after position in Central Conservation Area

Private parking for two cars at rear

Less than a minute walk to the main shopping areas

Surprisingly large gardens to rear and side

Bathroom, shower room and further en suite WC

Two reception rooms with period features and smart modern kitchen

Superb timber Gazebo with bar

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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.



#### 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 though 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 had the original sash windows refurbished with all woodwork in superb condition and the property also benefits from a gas central heating system.





## Ground Floor

The front entrance porch opens into a welcoming hallway via a part-glazed timber door, featuring stairs rising to the first floor and access to the cellar. The lounge is a generous reception room with high ceilings, sash window to the front, and arched alcoves flanking a fireplace with a cast iron surround, timber mantelpiece, and tiled hearth. The dining room is spacious and bright, with patio doors leading to the rear garden and a feature chimney breast, flowing seamlessly into the well-appointed kitchen. The kitchen includes gloss grey slab-fronted units, a matching glass splashback, stone-effect worktops, a one and a half bowl grey resin sink with boiling water tap, integrated Zanussi electric oven, Lamona gas hob, built-in dishwasher, and houses the Viessmann gas boiler. A vaulted utility room provides a rear access door, space for laundry appliances, and additional storage. Also on the ground floor is a modern shower room with enclosed tiled shower, electric shower unit, low-level WC, wash basin, heated towel rail, and extractor fan. To the rear, the study or occasional fourth bedroom offers vaulted ceilings and dual-aspect windows, making it ideal for a home office or guest space.





## First Floor

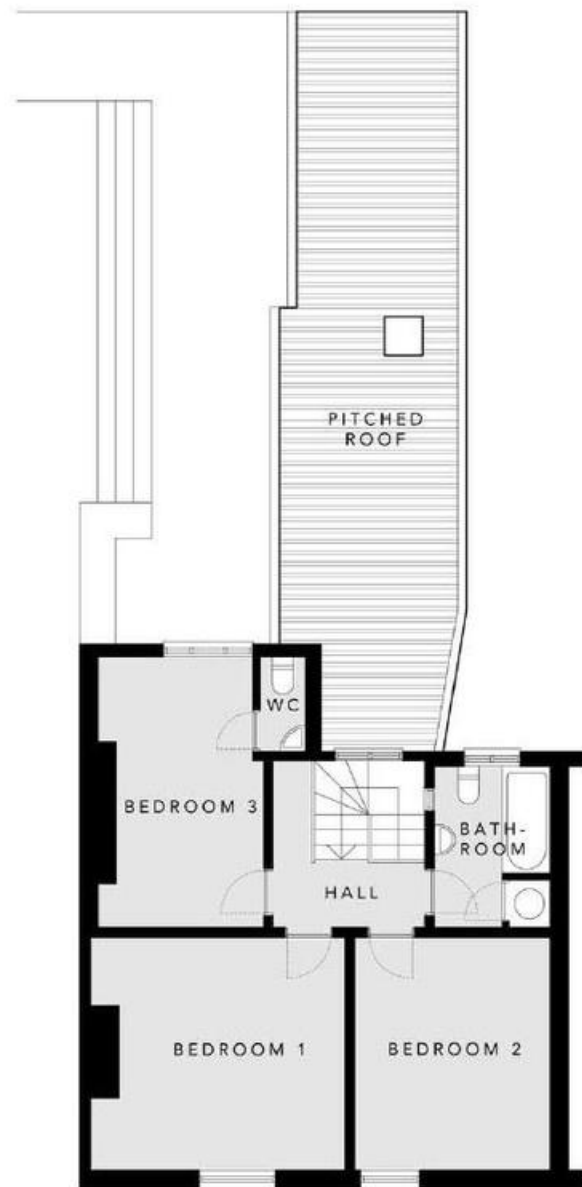
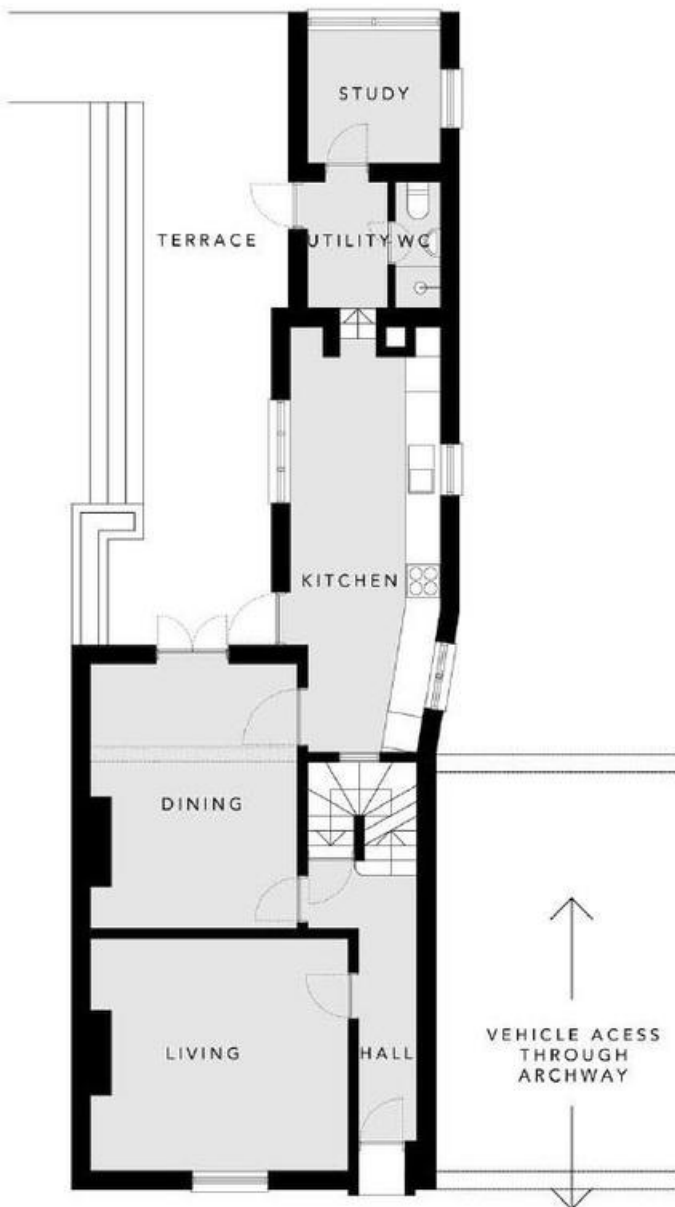
Upstairs, the bright gallery landing provides access to three well-sized bedrooms and a family bathroom. The principal bedroom is a spacious double with fitted wardrobes, cast iron fireplace with wooden surround, sash window with plantation shutters, and views towards St. James' church spire. The second bedroom is another double with sash window and fitted shutters, and the third bedroom overlooks the rear garden, also benefitting from fitted shutters and access to a private en suite WC with wash basin and shelving. The family bathroom features a frosted glass window to the rear, panelled bath, low-level WC, wash basin, contemporary radiator, and attractive tiling around all wet areas. A large airing cupboard houses the hot water cylinder with built-in shelving, providing ample linen storage. Loft access is available from the landing.



## Outside

The property enjoys private off-street parking for two vehicles, accessed through a central archway via a shared driveway, with a gravelled area and planted border, a timber shed, outside tap, and gated access to the main garden. The rear garden is unusually large for the property's central location, with a separate pedestrian entrance from the front. It features timber fencing and newly planted laurel hedging, a lawn with paved path, and wide Indian sandstone steps leading to a raised terrace area. External lighting is installed, offering generous space for outdoor seating and entertaining. The garden continues to a second section with Indian sandstone paving leading to a part-enclosed, wood-framed gazebo with mains power, ceiling-mounted patio heaters, lighting, and a built-in bar. Beyond the gazebo lies a fully enclosed walled garden laid with Astro turf, featuring a ceramic stone wall creating a versatile space for year-round use.





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.

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.



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		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band A

### 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

### 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.

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.

# M A S O N S

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Cornmarket,  
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LN11 9QD

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