



7 Kings Mews, Louth
Lincolnshire LN11 0HW

Modern 3 bedroom town house in the centre of Louth market town just yards from the shops and amenities. Ideal for investors with the property currently let on an AST. Carefully designed for the Conservation Area with large double-glazed sash windows in coated low maintenance frames the house has nicely proportioned rooms including a lounge, smart and stylish dining kitchen, cloaks/WC. first floor landing, three bedrooms and attractive bathroom. Walled courtyard at the rear and parking space directly in front of the house. Gas central heating system.











Directions

From St. James Church proceed for a few yards along Upgate and turn left along Little Eastgate, continue to the junction and bear left along Eastgate. Take the next narrow left turning into Northgate and the entrance into Kings Mews will be found on the right upon reaching the sharp left bend. Turn into the Mews, bear left and Number 7 is then facing you on the right as you proceed into Kings Mews.

The Property

Estimated to date back around 13 years, this two-storey modern town house is of particularly attractive design with Georgian style multi-pane, double-glazed windows which have low maintenance coated frames and brick-faced principal walls beneath a pitched timber roof structure covered in clay pan tiles. Heating is provided by a gas-fired condensing combination boiler.

Accommodation

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

Ground Floor

Four-panel front door and opening into the: -

Lounge

Staircase with white spindle balustrade leading to the first floor and box housing electricity meter beneath the staircase, together with the consumer unit having MCB's. Coved ceiling, central heating thermostat, smoke alarm and radiator. White Venetian blind to the window and curtain pole above.

Dining Kitchen

An attractive room fitted with a long range of base and wall units finished in cream with brushed metal handles and comprising base cupboards, four-drawer unit, roll edge woodblock-effect work surfaces with single drainer stainless steel sink unit, matching wall cupboards with pelmet lights beneath and a corner cupboard housing the Alpha gas-fired combination condensing boiler with integral programmer providing central heating and domestic hot water. High level pelmet lighting above the sink, halogen spotlights set into the ceiling, smoke alarm and radiator with shelf over matching the work surfaces.

White Venetian blind to the rear window and part-glazed (double-glazed) door to the rear courtyard. Built-in Zanussi stainless steel finish fan oven, gas four-ring hob and cooker hood above with integral light. Integrated dish washer and space with cold plumbing for a washing machine. Six-panel door to the: -

Cloakroom/WC

White suite comprising low-level, dual-flush WC and corner wash hand basin with tiled splashback. Mirror-fronted wall cabinet, extractor fan, radiator and part-sloping ceiling.

First Floor

Landing with balustrade extending from the staircase along the stairwell. Smoke alarm above and white six-panel doors to the bedrooms and to the bathroom.

Bedroom 1 (At the front)

A double room, Radiator and white Venetian blind to the front window together.

Bedroom 2 (At the rear)

A further double room with a range of built-in wardrobes having white sliding doors, shelf compartments and drawers. Radiator and white Venetian blind together.

Bedroom 3 (At the front)

A single room with radiator, built-in shelved cupboard over the staircase bulkhead and trap access to the roof void. Radiator and white Venetian blind to the window.

Bathroom

A bright bathroom fitted with a white suite comprising panelled bath with shower mixer unit above and glazed side screen, pedestal wash hand basin and corner dual-flush WC. Bathroom accessories including wall mirror, ceramic tiling to the floor and walls, tall mirror cabinet, tiled plinth and radiator. Extractor fan and white Venetian blind to the rear window.

Outside

The property has the valuable benefit of an allocated car parking space within the courtyard at the front of the houses and just in front of Number 7.

At the rear there is an attractive enclosed courtyard with a slab-paved pathway from a screen pedestrian door. This leads into the property from a shared pathway through the arched passageway adjacent.

There is a main slab-paved central area ideal for patio furniture/barbeque, etc. and a gravelled border all enclosed by timber close-boarded fencing with reinforcing concrete posts. Outside wall light, external water tap and external power point.

Viewings

By appointment through the agent.

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.

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. N.B Photos taken previously prior to tenants moving in.

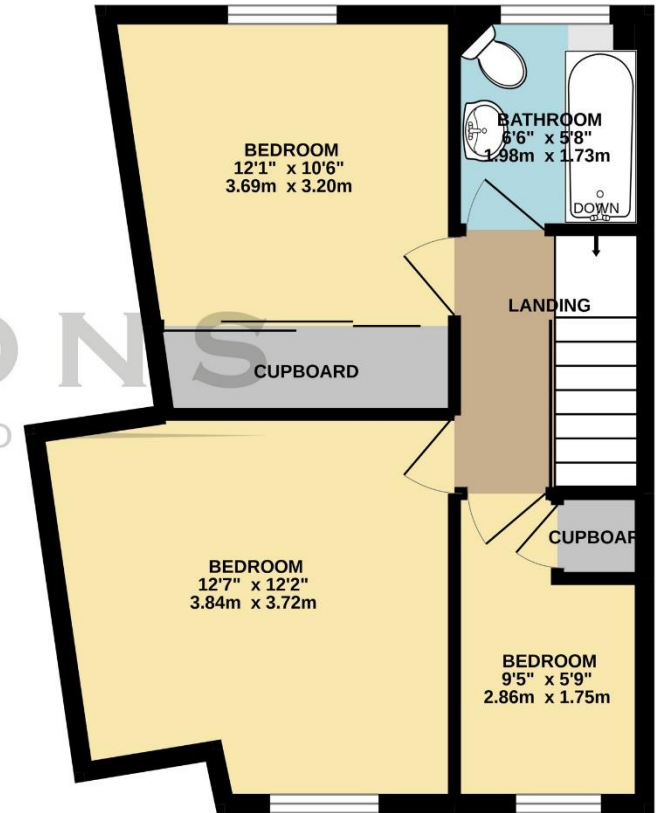
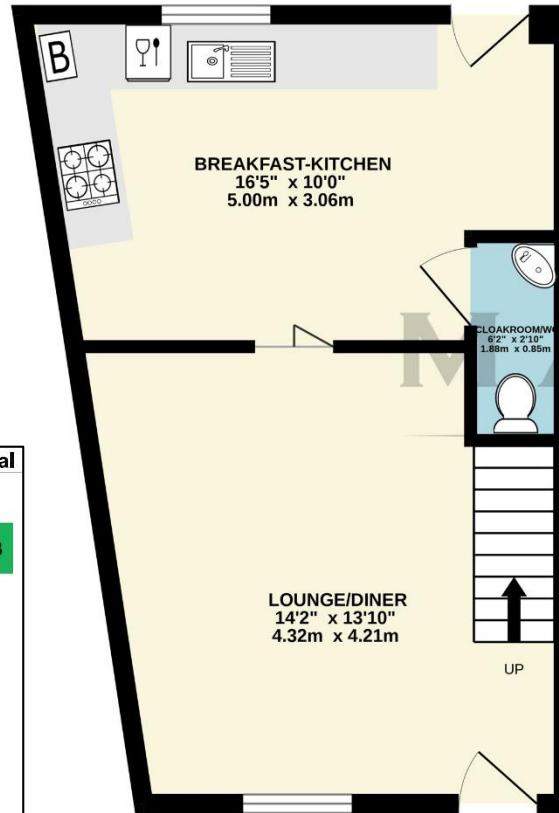
Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) 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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