



5 Windsor Mews  
Louth, LN11 9AY

**M A S O N S**  
— EST. 1850 —



A completely transformed 4 bedroom family town house, situated in the very centre of this popular Market town. Having undergone extensive renovations and reconfiguration the property now offers ready to move in turn-key accommodation with the benefit of private parking for multiple cars as well as an extensive garden to the side and rear with garden store. Internally the property benefits new kitchen with built in appliances and 3 bathrooms, 2 reception rooms, utility and further cloaks/wc with four double bedrooms, two of which benefitting ensuites and one with dressing room. The property has been re plastered and decorated, new heating system, all new windows and doors as well as new floorings throughout. A very rare to market property of this quality and size so centrally located.

























**Directions**

From St. James' church travel south along Upgate and continue to the crossroads traffic lights. Turn left here along Newmarket, continue to the Brown Cow pub, turning left down Church Street. Continue for some distance until Windsor Mews is found on the right hand side. Travel through the archway and parking for 5 Windsor Mews is in the far right hand corner.

**The Property**

Believed to date back to the late 1980s and having a slightly later side extension, the property has undergone extensive and comprehensive refurbishment to include brand new windows and doors all round, new central heating system, freshly plastered and decorated, new floorings, kitchen and bathrooms, landscaping and ground works to create an "as new" property ready for a family to move straight into as a superb turn-key opportunity. The extensive gardens and parking are very unusual for a property so close to the town centre. The property has a newly fitted Baxi gas combination boiler with warranties also provided for the windows and kitchen appliances. It should also be noted the sale is subject to an overage clause whereby if the garden is developed on for a separate dwelling than an uplift payment of 50% over a 50 year period would be payable to the seller, details of which are available on request and will be clarified at sale stage.

**Accommodation**

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

**Porch**

Accessed via a large archway providing useful dry storage for bicycles and such like. Electric meter to side and outside lighting with a composite door into:

**Hallway**

Having circular portal window, staircase leading to first floor with understairs storage cupboard, smoke alarm to ceiling, newly carpeted in grey and freshly decorated in white. Large opening through to:

**Kitchen Diner**

Brand new fitted kitchen with a good range of base and wall units with matt grey slab with chrome handles. Slimline grey marble-effect laminated work surfaces with matching upstand, one and a half bowl grey resin sink, chrome mono mixer tap. Window overlooking the rear. Range of built-in brand new appliances including Beko eye-level single electric oven, Beko four ring electric hob with black splashback and contemporary black extractor above. Full-size Candy dishwasher and tall 70/30 split built-in Candy fridge freezer. Inset spotlights to ceiling and large-scale gloss tiling to floor. Built-in cupboard housing the electric consumer unit. Window to front and ample space for dining table.

**Utility Room**

Situated at the rear having a range of base and wall units with slate-effect laminated work surfaces and matching upstands. Space provided for washing machine and tumble dryer, grey gloss tiling to floor, neutral decoration. Part-glazed composite door leading into rear garden.

**Cloaks/WC**

Newly fitted suite of low-level WC, wash hand basin with storage cupboard below, tiling to half height walls,

chrome heated towel rail, slate-effect gloss tiled floor. Cupboard above housing the recently fitted Baxi gas-fired combination boiler.

**Lounge**

A bright and spacious lounge having double patio doors leading to the garden. Newly decorated and grey carpeted floors.

**First Floor Landing**

With oriel window to side, grey painted banister and spindles and grey carpeted floor. Smoke alarm to ceiling and an opening into:

**Sitting Room/Games Room**

An excellent, versatile addition which can be used for a variety of purposes providing a further reception room. Window to side and carpeted flooring. Could also be used as a fifth bedroom if required.

**Master Bedroom**

A very generous double bedroom with window overlooking front driveway. Light points to ceiling and wall, newly decorated and grey carpets. Door through to:

**En Suite Shower Room**

Having corner shower cubicle, thermostatic mixer with rainfall shower head attachment, light grey tiling to wet areas, low-level WC, wash hand basin with vanity cupboards below and having large double mirrored cabinet above. Chrome heated towel rail, inset spotlights to ceiling, frosted glass window to rear and vinyl cushion flooring.



**Dressing Room**

An excellent addition being a walk-in dressing room, frosted glass window to rear, carpeted flooring in grey.

**Bedroom 2**

A generous double bedroom with window overlooking garden. Loft hatch to roof space, newly decorated and grey carpets. Door through to:

**En Suite Shower Room**

Corner shower cubicle with thermostatic mixer and rainfall shower head attachment. Light grey tiling to wet areas, low-level WC and wash hand basin with storage cupboard. Vinyl cushion flooring, chrome heated towel rail, inset spotlights to ceiling and extractor fan to wall with mirrored cabinet above basin.

**Second Floor Landing**

With further oriel window to side, grey painted banister and spindles, new grey carpets, white painted walls and loft hatch to roof space. Smoke alarm to ceiling with a useful walk-in wardrobe off the landing or could be utilised for storage.

**Bedroom 3**

A further double bedroom with window overlooking the front. Large built-in wardrobe to side with shelving and hanging rail. Grey carpets and white painted walls.

**Bedroom 4**

A final double bedroom with window overlooking the rear. Grey carpets and white painted walls. Further built-in wardrobe having shelving and hanging rail provided.

**Family Bathroom**

Newly fitted suite consisting of panelled bath with hand shower attachment. Large corner shower cubicle with thermostatic mixer and rainfall shower head attachment. Low-level WC and wash hand basin with cupboards below and double mirrored cabinet above. Attractive grey tiling to wet areas and half height to the remainder. Frosted glass window to rear, chrome heated towel rail, spotlights to ceiling and vinyl cushion flooring.

**Garden**

A very large and surprisingly spacious garden for the property location, being laid predominantly to lawn and having a newly laid patio with timber sleeper boundary, ideal for barbecues and outside dining. New fencing to one side with gateway onto driveway. Rear fence boundary and brick boundary to either side, having a low maintenance barked border ready for the purchaser to plant as they wish. A very sunny space benefitting from a southerly aspect, catching the sun all day.

**Rear Courtyard**

Laid to low-maintenance paving with steps up to gravelled area, providing a private space. Outside tap and lighting provided. To the side is a very useful brick-built garden room with windows to the side and double doors leading in. Pitched roof, lighting and electrics provided, measuring approximately 3m x 3m. Concrete floors and ideal for storage of garden furniture, lawnmowers and bicycles etc.

**Driveway**

Accessed via an initially shared drive through an archway from Church Street leading into the private parking area laid to tarmac and gravel, providing parking

for four or five vehicles. Gas meter located to side, ample space for bin storage, gateway into rear garden.

**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, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

# Floor Plans and EPC Graph

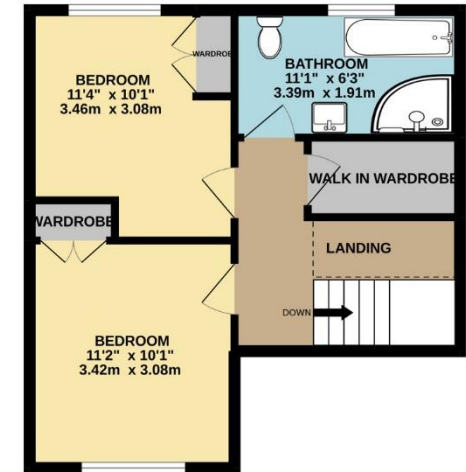
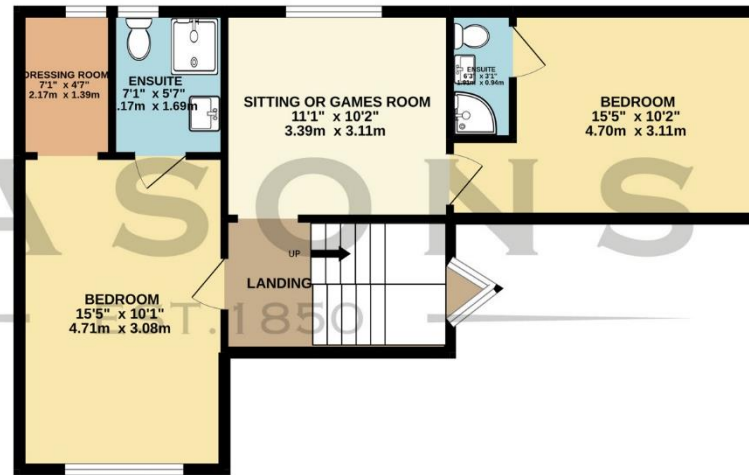
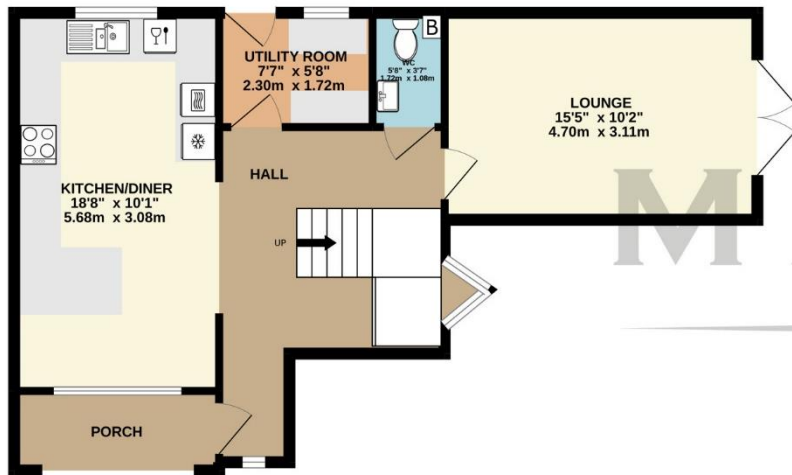
NB A PDF of the full Energy Performance Certificate can be emailed on request

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

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

2ND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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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