



30 Victoria Road  
Louth, LN11 0BX

**M A S O N S**

EST. 1850

A substantial 4 bedroom family home standing within a large plot situated down a private road within this popular area of Louth market town. A characterful hidden property that escapes the hustle and bustle of the town set some considerable distance from the public road and exudes quality and space with its well proportioned bright and airy rooms boasting a 22 foot sitting room, drawing room, study, kitchen diner, utility to the ground floor with four double bedrooms to the first floor and two bathrooms.

In addition, a superb stable conversion Annexe can be found offering a versatile space ideal for a variety of purposes. The delightful mature private gardens incorporate a summerhouse, patio area leading to a pond and an orchard to the rear with the front offering ample parking space.

























**Directions**

From St. James' church travel south for a short distance along Upgate and turn left onto Mercer Row. Follow the road through the town centre as far as the two mini roundabouts and at the second of these, turn left along Ramsgate. At the next mini roundabout take the second exit along Ramsgate Road and then turn second left into Victoria Road. The private lane will then be found after a short distance on the right side, travel down the lane and the property is on the left.

**The Property**

Believed to date back to the 1950's and having a later extension built in 1995, with the property benefitting from brick-faced cavity walls with a pitched timber roof covered in Rosemary tiles. The property also benefits from uPVC double glazing all round, together with a Worcester gas-fired, three year old central heating boiler which is serviced on a regular basis and supplemented by a hot water cylinder. The original Victorian stables to the rear of the property are still in situ, now having been converted to a useful and versatile annexe building which significantly pre-dates the main house, having been part of the market gardens which were situated on the site. The property is set far down a private shared drive with one other away from the road, where right of way is granted and is owned by the neighbouring property. Creating a superb private and hidden property which is set within an extensive plot with large private wrap-around gardens to front and rear. The property itself has retained many original features which are detailed later in these particulars.

**Accommodation**

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

**Hallway**

Accessed by a covered porch leading to a part-glazed timber door with glazed central panel into the spacious and well-proportioned hallway, being large and L-shaped in size. Windows to both aspects. Staircase to first floor with a useful mid-landing space ideal for storage of shoes and coats. Smart hardwood flooring throughout with ample width to

accommodate furniture if required. Cupboard to corner housing the electric meter and consumer units. Part-glazed uPVC door leading to the rear garden. Loft hatch and smoke alarm to ceiling.

**Kitchen Diner**

A smart high-specification fitted kitchen within an L-shaped room and having a good range of base and wall units finished in matt ivory Shaker style. An extensive range of cupboards having black granite work surfaces with matching upstands, large two bowl Belfast sink unit with chrome mono mixer tap and pull-out nozzle. Range of deep pan drawers and large pull-out storage units with a good range of built-in appliances including high-level double Neff electric oven and Samsung four ring induction hob with space provided for dishwasher and fridge/freezer to side. Windows overlooking the garden and having large patio doors. Spotlights to ceiling and smart hardwood flooring. Hive central heating controls to side.

**Sitting Room**

A grand superbly proportioned reception room being over 22 foot wide, providing ample space for entertaining and relaxing in with windows to two aspects incorporating large double bay to the front and patio doors on the side elevation. A range of built-in shelving either side of the chimney breast with cupboards, ideal for books and music with large central focal point being the fireplace with alcove housing the Burley log burner and having slate tiled hearth. Panoramic views of the gardens creating a peaceful and tranquil space to relax in.

**Drawing Room**

A large reception room currently set up as a second sitting room. However, would make an ideal dining space for entertaining, incorporating a bay window to the front with built-in storage cupboards below creating a large window seat. Superb original features including dado rail, cornicing and panelling to ceiling with a feature shelved alcove to one side. Also to the side is a built-in storage cupboard with shelving and pull-out drawers. Original parquet flooring and glazed door leading back to hallway.

**Cloaks/WC**

Having low-level WC, corner wash hand basin, window to rear and feature wallpaper. Also housing the Worcester gas-fired condensing central heating boiler and having vinyl cushion flooring.

**Utility Room**

With fitted worktop with cupboard below, single bowl stainless steel sink and tap, window overlooking the rear courtyard. Space and plumbing provided for washing machine and tumble dryer. Part tiled walls and floor, sliding door giving access to a useful pantry or storage cupboard fitted with shelving. Part-glazed door leading to a small rear porch with further timber door giving access to rear garden.

**Study**

Situated at the front, having bay window overlooking the garden. Brick fireplace with tiled surround and inset gas fire. Storage cupboard to alcove and side, having fitted high-level shelving to perimeter. Ideal as a study or could be utilised as a snug or ground floor bedroom if required. Neutral decoration and original parquet flooring.

**First Floor Landing**

A spacious galleried L-shaped landing having window to the front aspect. Space to side of staircase ideal to use as study. Six-panelled doors into bedrooms and bathroom with built-in library shelving to one side. Cupboards adjacent and housing the hot water cylinder with shelving provided for laundry. Large cupboard to side, currently used as a large wardrobe with hanging rail and shelving. Timber banister having wrought iron panelling.

**Master Bedroom**

With window overlooking the front garden and being a generous double in size and having an extensive range of built-in wardrobes with rails and shelving. In total, four separate double wardrobes with a further storage cupboard to the front aspect. Decorated in white tones and having carpeted flooring with door through to:

**En Suite Bathroom**

With three-piece suite consisting of panelled bath with an Aqualisa thermostatic shower mixer above with rainfall shower head attachment, shower curtain to side. Low-level WC and wash hand basin. Large, smart column radiator with integrated towel rail to side. Window overlooking rear garden. Tiling to all wet areas, extractor fan to wall and tile-effect vinyl cushion floor. Shaver point to wall and built-in cupboard to side with fitted shelving, ideal for laundry and storage.

**Bedroom 2**

A generous double bedroom having window overlooking the front. Part-vaulted ceilings and a built-in wardrobe with fitted shelving to sides. Decorated in neutral tones and having carpeted flooring.

**Bedroom 3**

A further double room with window to front and loft hatch providing access to the roof space. Neutrally decorated and carpeted floors.

**Bedroom 4**

The final double bedroom with window overlooking the front. Alcove to window ideal for dressing table, neutrally decorated and carpeted floors.

**Family Bathroom**

A smart white suite consisting of a panelled bath with a Galaxy electric shower unit above, shower screen to side, low-level WC and wash hand basin. Fully tiled walls in attractive white Metro style. Large, wall-mounted mirrored cupboard to side and having chrome heated towel rail. Window overlooking the rear garden. Smart black gloss tiles to floor, extractor fan to wall and having ceiling hatch providing access to the roof space.

**Stables Annexe**

A superb addition to the property, originally being a stable block, now converted to a very versatile, smart Annexe room having part-plastered, white-painted and exposed brickwork walls with concrete floor. Vaulted ceilings with skylights and

large timber-framed windows and door to the front and side, providing a light and spacious room perfect for use for a variety of purposes, currently used for homeworking and seminars. Benefitting from a range of fitted cupboards to one end with solid timber worktop and sink and also having a multi-fuel stove to one end with slate hearth creating a superb warm space for entertaining, parties, homeworking, craft or hobbies, games or cinema room and has the potential to be converted to annexe accommodation or holiday cottage use, subject to any relevant planning consent required with lighting and electrics provided.

**Summer House**

Situated at the front of the property and ideally orientated to catch the afternoon and evening sun, having recently been refurbished, of timber construction. Double-glazed doors and windows to the front. An excellent space for relaxing in and could also be used for home working space if required, having electrics and lighting provided. Oak-effect laminated floor covering with white-painted panelled walls.

**Front Garden**

Set down a long, private driveway shared with one other property, well away from Victoria Road, whereby right of way is granted to the property, turning into the extensive gravelled parking area currently with space for up to four cars. Front garden laid predominantly to lawn with mature bushes and trees. Perimeters made up of a mixture of hedging and fencing. To the right hand side is the summer house with access down the side to the garden shed. Paved pathway leading to front door with a range of planted borders to the perimeter. A very private space having patio area adjacent the kitchen diner and lounge, laid to paving and having a south easterly aspect benefitting from the morning sun which then transfers to a more westerly direction in the rear garden providing afternoon and late evening sun.

**Rear Garden**

Extensive and private grounds, a true oasis away from traffic with no overlooking neighbours. Initially laid to large patio giving access to the stable office, having high-level brick boundary wall. Well-planted borders with bushes and mature trees throughout the rear garden with an orchard area and

good range of fruit trees at the far end including apples and peach. Steps up into the more recent, smart riven-stone laid patio area and a smart raised decked area ideal for al fresco dining. Space for a large dining table and barbecue, also having a wood burning stove to side. To the side is an area laid to gravel, giving access to the garden shed and to the brick-built outbuilding currently used as a sound room/meditation room. The main garden is predominantly laid to lawn, having a pond to one side, the lawn extending well away from the property with hedging and fencing to perimeters with a cultivated area to the rear which could be utilised for a vegetable plot or wildlife 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 E.

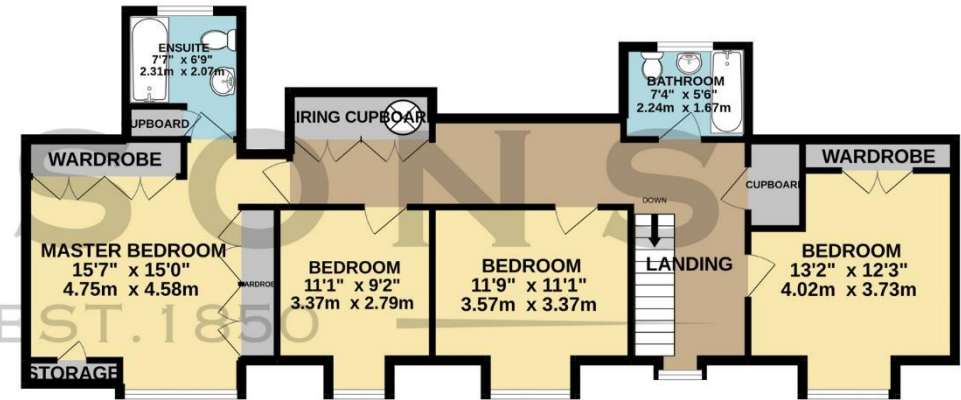
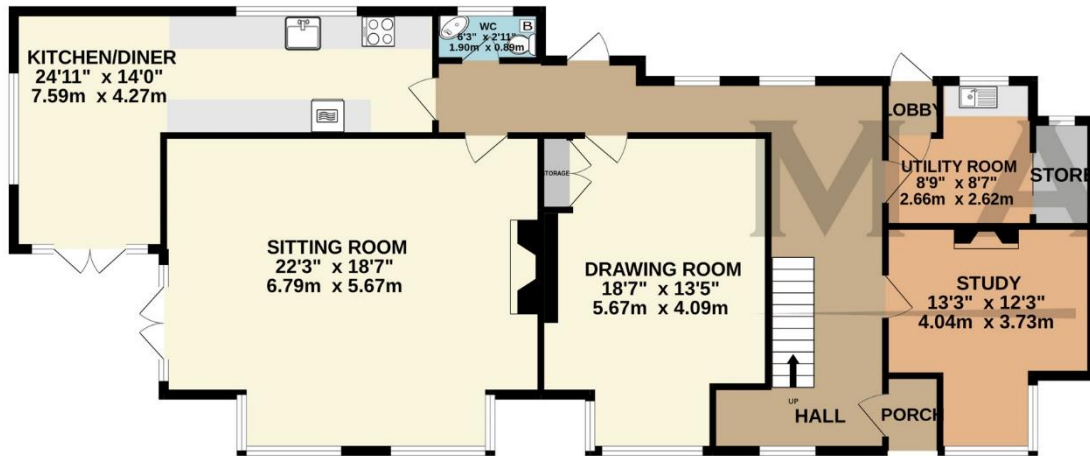
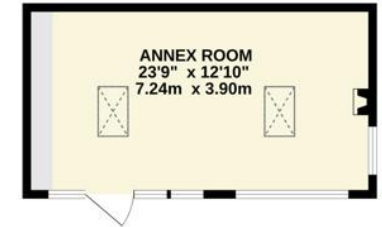
# Floor Plans and EPC Graph

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	78   C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1343 sq.ft. (124.7 sq.m.) approx.

1ST FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 2628 sq.ft. (244.2 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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