



50 Aswell Street, Louth, LN11 9HP

**M A S O N S**  
EST. 1850

A deceptively spacious centrally located town house which has the benefit of extensive private rear gardens of around 170sq meters creating an excellent opportunity for the green fingered buyer.

Internally the property comprises well planned accommodation to include open plan kitchen diner, sitting room, ground floor WC while upstairs are two large double bedrooms and generous bathroom. Although the property requires a scheme of modernisation and garden landscaping, it offers great potential and is just a stones throw from the town's shops and amenities.











**Directions**

From the town centre on foot, travel along Mercer Row and bear right into Queen Street. Turn right to walk up Aswell Street, continue and after crossing Kidgate the property will be found a short way on the right.

**The property**

A Victorian terraced house benefitting a much later rear extension which provides the lounge, WC and second bedroom to the first floor. The ground floor WC has scope to be converted into a wet room and there is potential for division of a bedroom to create a third single if required. The property has part uPVC glazing with the remainder being original timber framed. Heating is provided by way of a Worcester gas fired boiler supplemented by hot water cylinder.

**Accommodation**

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

Entrance having access via a shared covered passage with part glazed timber entrance door into;

**Kitchen/diner**

An excellently proportioned open plan room with archway to the center having a range of base and wall units with roll top laminated work surfaces, tiling to splash backs and having one bowl stainless steel sink, space and plumbing for washing machine and having a double electric cooker to side. Wall mounted Worcester gas fired central heating boiler and bow window overlooking front, tiling to floors, wood panelling to ceiling opening into a large dining area with carpeted floorings, central heating thermostat and having timber staircase leading to first floor, opening into;

**Sitting Room**

Situated at the rear being of a good size with window to side and double patio doors leading into the rear garden. Carpeted floor.

**Ground floor WC**

Low level WC and hand wash basin, frosted glass window to the side and extractor fan. Mirrored cabinet to wall and tiled floors.

**First floor landing**

Timber banister to staircase and loft hatch providing access to roof space, carpeted floor.

**Bedroom 1**

Situated at the rear being a very large double bedroom with window overlooking garden. A further window to the side, neutral decoration and having carpeted floors with large cupboard ideal for storage or wardrobe space.

**Bedroom 2**

A further double bedroom at the front with large window, having carpeted floor.

**Bathroom**

Four piece suite consisting of low level WC, hand wash basin, panelled bath with hand shower attachment, also having a

corner shower cubicle with thermostatic mixer, attractive tiling to all wet areas, window to rear, shaver point, carpeted floor and having a good sized cupboard to side housing the hot water cylinder with shelving provided ideal for laundry.

#### **Front garden**

Brick perimeter gravelled garden, ideal for potted plants and of being low maintenance with wrought iron pedestrian access gate, also housing the gas meter. Shared passage leads through to the back where a timber gate gives access to the;

#### **Rear garden**

Low maintenance paved courtyard initially creating an ideal space to relax in and opening to the extensive main garden area, far greater than average for the property type having high level brick boundary walls and in need of landscaping with a derelict shed to the rear. A very large space which could be made into a beautiful private 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**

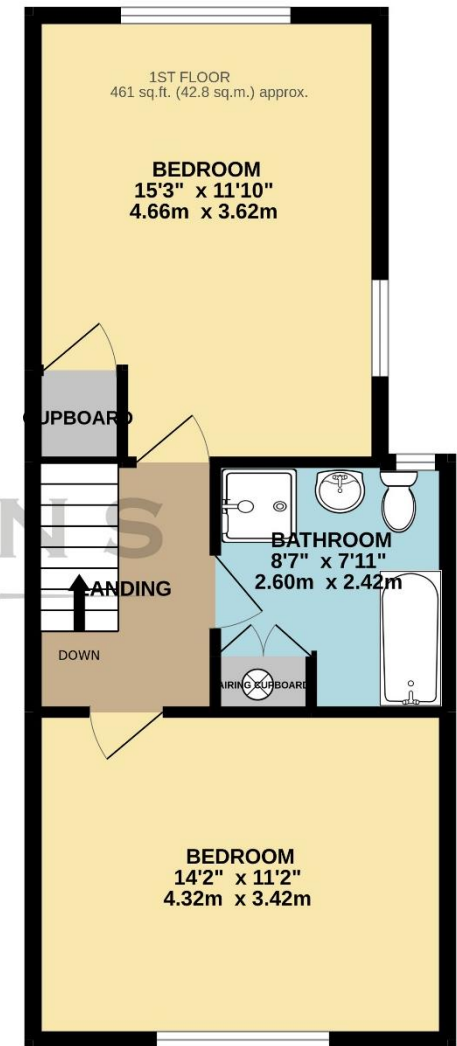
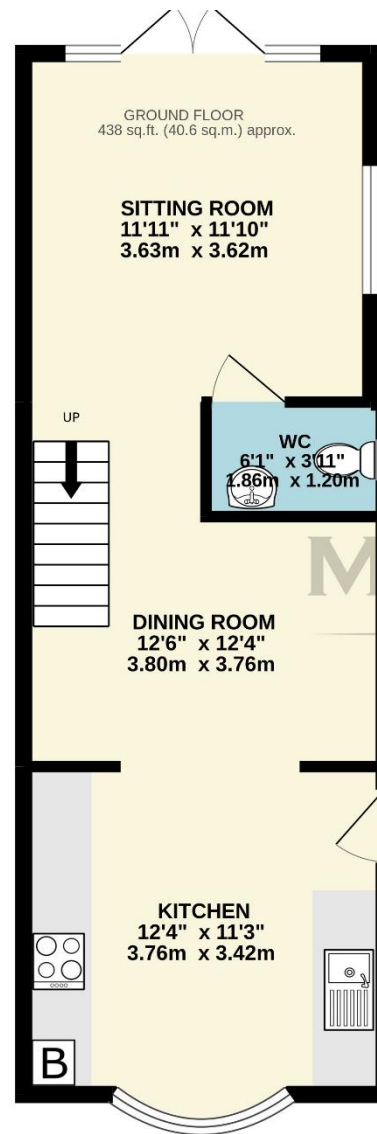
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# Floor Plans and EPC Graph

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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