

MASONS

SALES & LETTINGS



23, George Street,
Louth LN11 9JU

MASONS

EST. 1850

23, George Street, Louth, Lincolnshire LN11 9JU

Positioned on this quiet residential street in the sought-after west Conservation Area of Louth market town, this well-presented Period town house combines original character with many well-considered improvements to provide a comfortable and versatile home. Just a short walk from the town centre, the property provides three/four good bedrooms, an impressive, bright, modern bathroom, two shower rooms, two reception rooms, modern breakfast-kitchen, elegant hall and landing. Attractive walled courtyard to the rear



Directions

From St. James' Church travel south along Uppgate for a short distance and after the zebra crossing, take the narrow right turning into Gospelgate. Continue until the left turn to George Street is found and after taking this turning, proceed up the hill until number 23 is found on the right side.

The Property

George Street is a particularly sought-after address positioned in the West Conservation Area of Louth and just a short walk from the town centre facilities. Dating back to the mid-19th Century, most of the town houses on George Street feature on Brown's panorama of Louth, painted in 1844 from the spire of St James' Church and on display in the Old Court Room of the Louth Town Council.

This property has brick-built principal walls beneath pitched roof structures covered in slate. The main roof has been stripped, felted, re-battened and re-covered in the original slates in January 2023 and insulation to the ceilings below has been increased to 300mm depth at the same time. The rear single-storey wing of the house has been transformed into a versatile garden room or guest bedroom 4, having a modern ensuite shower room and independent access. The walled courtyard at the rear is a private and sheltered space which enjoys the afternoon and evening sun. The rooms are heated by a gas central heating system, and there is an open fire in the front reception room and a flame-type gas fire in the sitting room.

Accommodation

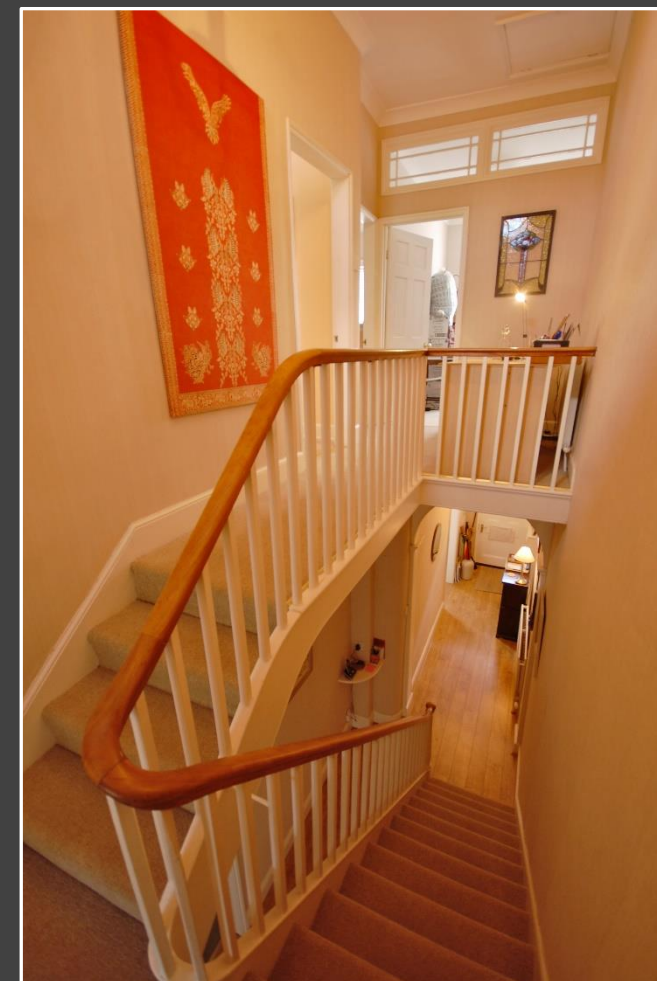
(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Handsome pillared front entrance with moulded canopy over, all finished in white and framing the contrasting black high gloss 6-panel front door with multi-pane glazed fanlight above featuring original panes.

Entrance Hall

An elegant hallway with moulded coving to the high ceiling in the reception area and an oak laminated floor covering extending through a





tall, shaped archway to the rear hall. Fine staircase with painted pillared balustrade and polished hardwood handrail leading up to the first floor. Double radiator, corner cupboard housing the electricity meter and consumer unit with MCBs. Spotlight to the ceiling of the rear hall and corner telephone shelf with power point and telephone socket beneath. Moulded panelling and inset doors to an understairs lower store cupboard and a large cloaks cupboard with coat hooks and electric light.

Front Reception Room

Presently a dining room for the current owner, this well-proportioned room has varnished pine floorboards and an attractive cast iron, arched Period fireplace surrounded by a marble inset and hearth, all framed in a painted, pillared surround with mantel shelf and arched moulding. Moulded coving and ornamental rose to the high ceiling, two double radiators, wide moulded architrave to the six-panel door from the hall and front, multi-pane sash window with painted Venetian blind in a framed reveal.





Centre Reception Room/Sitting Room

A cosy room with a recessed brick fireplace set into a framed surround and having an inset, open-flame type gas fire on ceramic-tiled and marble hearth. Built-in double base cupboards in white to each side of the chimney breast. Moulded coving and rose to the ceiling light point. Two double radiators and multi-pane rear French doors onto the attractive rear courtyard. The French doors have plantation shutters fitted.

Breakfast Kitchen

Well fitted with an extensive range of units having beech-effect facings and long metal handles. There are base cupboard units, many drawers, deep lower pan drawer, a tall, shelved larder cupboard with space for microwave oven inside, roll-edge work surfaces in contrasting granite effect and light grey ceramic tiled splashbacks. There is a small breakfast bar with two complementary purpose-made stools. Stainless steel one and a half bowl sink unit with tall chrome lever mixer tap. Tall unit housing a Diplomat stainless steel and glass-fronted double electric oven with grill. Base cupboards have been built into a tiled former fireplace enclosure within which there is a black ceramic five ring Rangemaster gas hob with cooker hood above, having downlighters. Integrated faced dishwasher, fridge-freezer and corner wall shelf unit. Two ceiling light fittings each with three LED spotlights, radiator and painted, beaded dado panelling to the front wall.

This room is light and airy by virtue of two Yorkshire multi-pane sash windows on the side elevation with security bolts and there is a six-pane, part-glazed door onto the adjoining courtyard. Ceramic tiled floor, coved ceiling, high-level painted shelf above the cooking area and part-glazed, six-pane door to the:





Garden Room/Guest Bedroom 4

A lovely bright and airy room which is versatile as a further reception room or with the benefit of the ensuite shower room as a guest bedroom with independent access. The mono-pitched roof has three skylight panels inset and there are two multi-pane Yorkshire sliding and lockable windows, together with a six-pane, part-glazed door on the side elevation to the courtyard. Six LED downlighters, two radiators and folding panelled doors to a utility/boiler cupboard. The latter has a washing machine and dryer stacked and these are included in the sale; also within this cupboard is the wall-mounted Ideal gas combination central heating boiler. Further white panel door to the:

En Suite Shower Room

Wide ceramic-tiled shower cubicle with glazed screen and chrome thermostatic shower mixer unit, having handset on chrome rail; square design low-level WC, (cistern within the garden store to the rear) and modern vanity wash hand basin in gloss white with chrome mixer tap, ceramic-tiled splashback and mirror over. Ceramic-tiled floor, small wall-mounted chrome ladder-style radiator/towel rail, extractor fan and two ceiling downlighters.



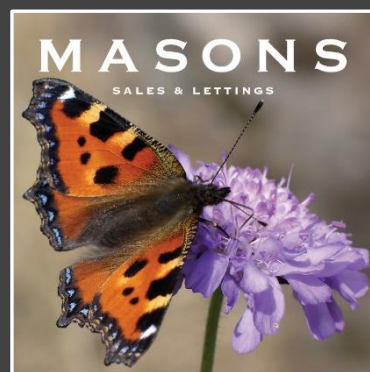


First Floor Landing

The staircase leads up to a half landing with a walk-through opening to the lower rear first floor wing before continuing up to this main upper landing. The pillared balustrade with hardwood handrail extends around the stairwell to form a gallery. There is a high-level rear window, a radiator, space for computer or study area and trap access to the roof void. Internal high-level, multi-pane windows borrowing light from bedroom three.

Bedroom 1 (centre)

A light and airy double bedroom enjoying a lovely view towards mature trees and gardens on the west side of Louth. Impressive full-height built-in range of wardrobes and store cupboards over, finished in white and having clothes rails and shelving. The rear multi-pane sash window has a white Venetian blind and radiator beneath. High coved ceiling with centre light point, small cast iron fireplace set into a white pillared surround with mantel shelf.



Bedroom 2 (front)

Another spacious double bedroom with high coved ceiling, radiator and multi-pane sash window with Venetian blind to the front elevation. Three floating wall shelves to the side of the chimney breast, ceiling light fitting with three halogen spotlights and white moulded four-panel door. Double wardrobe, half-robe over drawers and a double-door cabinet/bookstore.

Bedroom 3 (front)

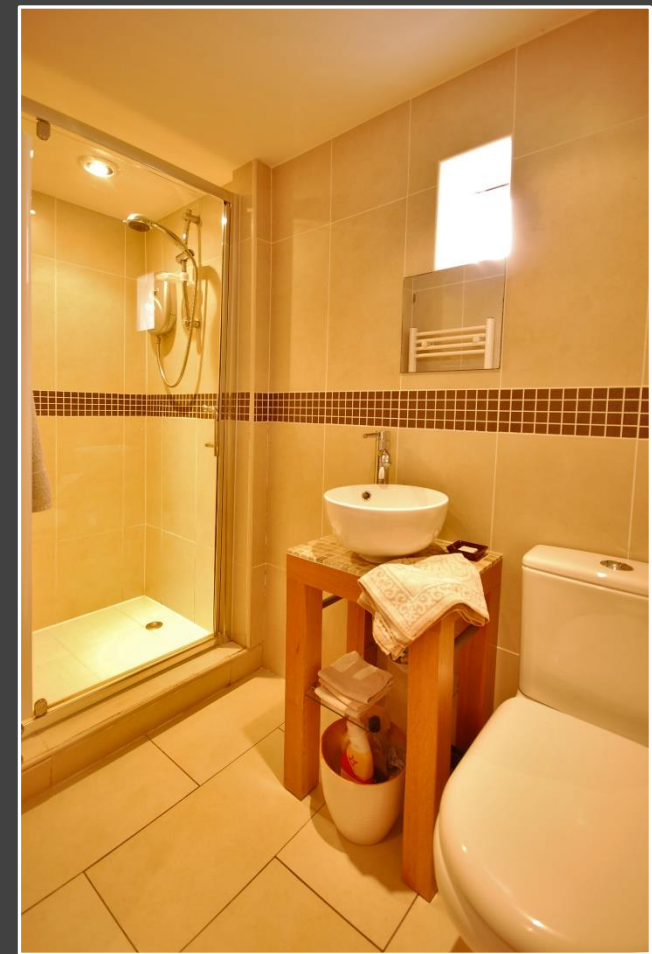
A single bedroom with high coved ceiling, double radiator, white moulded 6-panel door and front multi-pane sash window.

Rear Wing

The walk-through opening from the staircase half-landing leads to an inner landing with white moulded double doors to a spacious linen cupboard at the side, having slatted shelving. White six-panel doors lead off to the bathroom and shower room.

Shower Room

With ceramic-tiled walls in light colours and a contrasting mosaic-tiled border at mid-level. Tiled shower cubicle with glazed screen door and electric instant shower unit with handset on chrome rail. White circular wash hand basin with tall chrome pillar tap set on a mosaic-tiled wooden washstand. White low-level, dual-flush WC. There is a tiny window to the side elevation, a ceiling downlighter and combined spotlight and extractor fan over the shower cubicle. Ceramic-tiled floor and white ladder-style radiator/towel rail.







Bathroom

A bright and well-equipped modern bathroom with a white suite comprising a double-ended panelled bath having a contemporary shower mixer tap with handset, a semi pedestal wash hand basin with pillar lever tap, a low-level, dual-flush WC, bidet and wide glazed and ceramic-tiled shower cubicle. The newly-installed shower cubicle has a thermostatic mixer unit, chrome handset and rail. Part ceramic-tiled walls in matt white with black chrome mosaic-tiled mid-level border, full height tiling around the bath and mirror above the wash hand basin. Slate-effect laminated floor covering, radiator, extractor fan, ceiling downlights and coving. Wide multi-pane Yorkshire sash window to the rear elevation presenting views towards the trees and gardens on the west side of town.



Outside

At the rear there is a charming brick-walled courtyard with Yorkstone and block paving, gravel border and some lovely mature shrubs together with climbing plants, many chosen for variegated and coloured foliage. An ideal space for patio or dining furniture during the summer and screened from the private unmade lane at the rear by a high brick wall, arched around a ledged and braced pedestrian door with strap hinges and a ring-latch. There are outside wall lights and an external water tap.

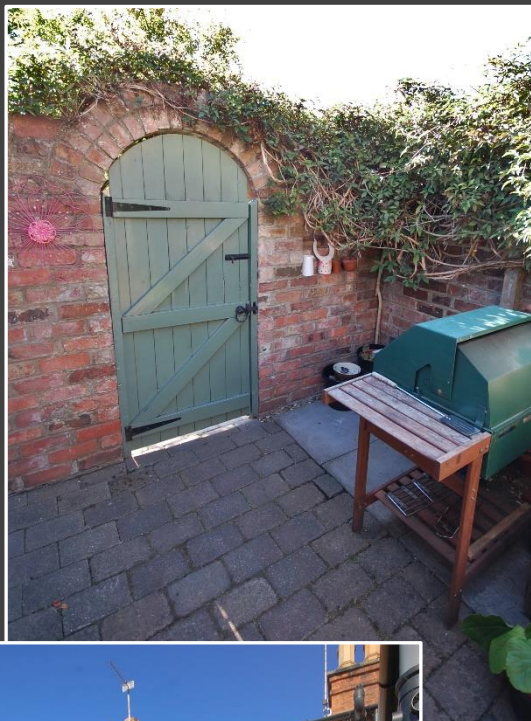
At the far end of the rear wing is the integral **Garden Store**

The house is slightly set back from George Street behind a brick walled forecourt with a Yorkstone pathway to the front door and a gravel bed with inset shrubbery in a decorative kerbed surround together with a climbing plant by the front door.

Viewing:

Strictly by prior appointment through the selling 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 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.

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. Smart gas and electricity meters. The property is in Council Tax band B.



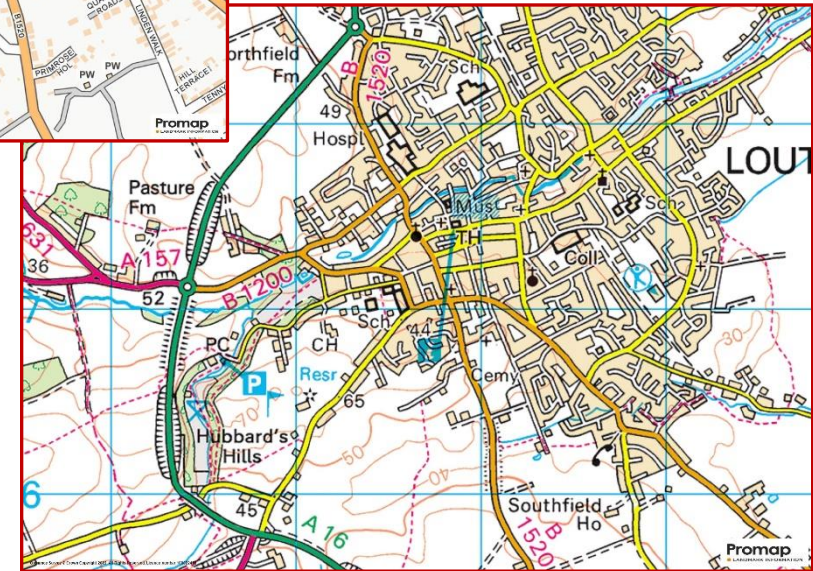
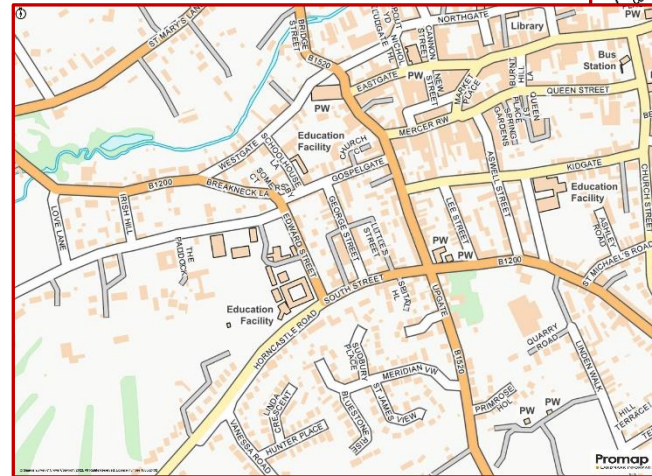
St James' Church, Louth

Visible from miles away, the spire is said to be the tallest of any medieval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.

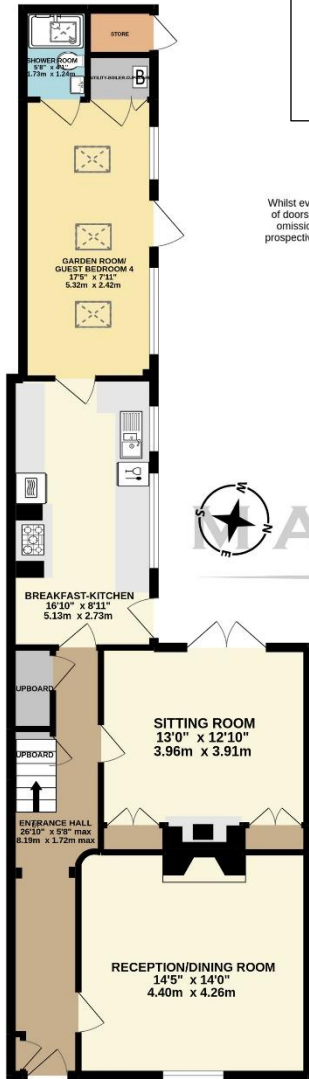
Floorplans, Maps and EPC Graph

A PDF of the full EPC can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



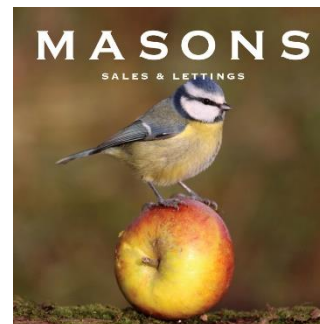
GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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