



39 Upgate
Louth LN11 9HD

MASONS
EST. 1850

39 Upgate, Louth, Lincolnshire LN11 9HD

A substantial end-terraced period town-house in the central Conservation Area just yards from St. James' Church and the extensive Louth town centre facilities. Surprisingly spacious accommodation making an ideal, conveniently-placed family home with 3 large bedrooms, two main reception rooms attractive open-plan kitchen and breakfast room, first floor bathroom and ground floor shower. Gas central heating system, rear courtyard area and garden adjacent to the side elevation. For Sale with NO CHAIN



Directions

From St James Church travel south along Upgate and after the zebra crossing, look for the house on the left, where Kidgate (one-way) emerges onto Upgate.



Wintry view towards the church spire from bedroom 2



The Property

This substantial end-terraced property has brick principal external walls beneath a double-pitched roof covered in a combination of slate and concrete tiles. The building has partial double glazing and a mains gas central heating system. The deeds date back to around 1820 and reveal some interesting history including re-numbering of the address and at one time the property was the Eagle Inn.

The present owners have improved the accommodation considerably and acquired a valuable parcel of garden land forming the return-frontage to Kidgate. A shared pedestrian access leads around the rear of the house where there is also a small rear courtyard.

The house also has a cellar with staircase down from the hall and this provides potential for further conversion.

Accommodation

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

Ground Floor

Front entrance with a white panelled recess and part-glazed panelled door into the:



Entrance Hallway

A spacious hall extending to some considerable depth with staircase having a white painted finish, pillared balustrade and ornamental shaped newel post with scroll handrail over. The reception area has an ornamental moulded coved ceiling, high-level cupboard housing the electricity meter and consumer unit MCBs. Attractive tile-effect floor covering, radiator and ornate moulded archway, together with three-branch ceiling light and two mains powered smoke alarms. Recess to the rear of the staircase with coat hooks and a low, white painted, six-panel door which opens onto a flight of stone and brick steps leading down to the cellar.



Sitting Room

Positioned at the front of the house, this good size reception room has a recessed natural brick fireplace illuminated in red with ornamental ceramic-tiled hearth. The flue is not currently in use and should be checked prior to installing a solid fuel appliance. To each side of the chimney breast there are built-in base double cupboards with moulded doors finished in white paintwork and having shelving inside. Ornate moulded coving to the ceiling and decorative centre rose to the ceiling light point. Light oak-effect laminated floor covering and double radiator. Front sliding sash arch top window with a painted framed surround.

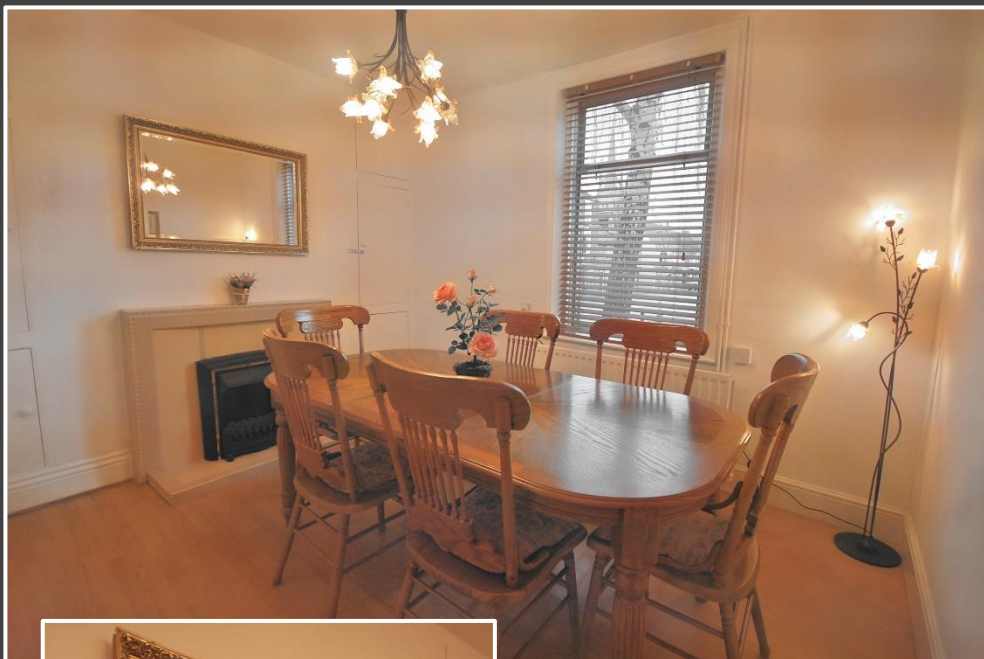


Dining Room

Positioned at the side of the house with a window on the side elevation which commands a view along Uppgate, taking in the spire of St. James. Ceramic tiled fireplace and hearth with open grate and full height, three section shelved cupboards to each side of the chimney breast. Light oak-effect laminated floor covering, radiator and Venetian blind to the double-glazed window.

Kitchen

An attractive kitchen finished in contrasting pale grey and primrose colours. There is a range of units with a light grey painted finish, roll-edge, woodblock-effect work surfaces with pale grey Metro style ceramic tile splashbacks and a white ceramic single drainer sink unit with chrome single lever mixer tap; rear window with tiled sill and Venetian





blind above. Built-in Innocenti electric oven with a black glass and stainless-steel finish, complementary four-plate induction hob above and cooker hood finished in complementary black. There are base cupboard units, a drawer unit with deep pan drawers, two double wall cupboards, space for an upright fridge/freezer and a recess with plumbing for washing machine. Ceiling light point and concealed up/down lighters above and below the wall units. There is a second window on the side elevation with Venetian blind and presenting excellent views towards the spire of St. James, as from the dining room. Two four-panel painted doors in white open onto a larder cupboard with shelving and store cupboard, also fitted with shelving. The floor of the kitchen is finished in large ceramic tiles in pale grey which extend through a wide shaped archway into the:



Breakfast Room

- Directly adjacent, creating a semi open plan feel with the kitchen and having a large, double-glazed window on the side elevation with Venetian blind and a part-glazed (double-glazed) door to the rear courtyard outside. Radiator, ceiling light point and connecting door to the:





Rear Lobby

With a white corner bracket wash hand basin having tiled splashback and two lever taps, double-glazed window to the side elevation and the wall-mounted Worcester combination gas-fired central heating boiler with integral programmer. Adjacent is a tall designer radiator in white. Doors lead off the lobby to a good-size walk in shower finished in ceramic tiles with contrasting coloured floor tiles and drain, wall-mounted chrome shower mixer unit with drench head and ceiling-mounted extractor fan, together with light; adjacent is a toilet with low-level WC in white, dual-flush control, electric light and ceiling-mounted extractor fan.

Lower Floor

Cellar

A surprisingly spacious and useful cellar which would make a wonderful wine store or could be converted into additional accommodation if required. The cellar has three electric strip lights and a further wall light over the steps, exposed timbers for the ground floor sitting room above and a walk-through opening into an enclosure for storage with solid built shelving. There are wall shelves to one side of the cellar and a sump with automatic pump for drainage purposes.



First Floor

Upper Landing

With white painted, pillared balustrade extending around the stairwell, doors off to bedrooms 1 and 2 with an ornamental shaped, bracketed archway above the main bedroom door complementing the bracketed arch in the hall. Mains powered smoke alarm and trap access with joiner-made drop-down ladder to the insulated and well-boarded roof void with light and firewall to the neighbouring property. Double-glazed window on the rear elevation and framed walk-through opening to an L-shaped inner landing with radiator, double-glazed side window and good size built-in store cupboard.

Bedroom 1 (front)

An exceptionally spacious double bedroom with two sliding sash windows having arched top upper panes to the front elevation, white painted fire surround (fireplace sealed) with quarry-tiled hearth and a white pedestal wash hand basin with ceramic-tiled splashback. Adjoining the chimney breast, a moulded four-panel door in white with matching two-panel door above open into useful store cupboards. Two double radiators and moulded skirting boards.



Bedroom 2 (side)

Another good size double bedroom with a double-glazed window on the side elevation enjoying a fine view towards St. James' church and along the mixed character properties lining Ugate. Feature cast iron fireplace set into a white painted pillared surround with mantel shelf and full-height cupboards on each side of the chimney breast with painted four and two-panel doors in white. White pedestal wash hand basin with ceramic tiled splashback.



Bedroom 3 (rear)

A long bedroom presently arranged to accommodate a single and bunk beds but with potential for alternative layouts, the bedroom has a window to the side and rear elevation, each of which is double-glazed and there are two radiators and a white pedestal wash hand basin with tiled splashback and lever taps. Small cast iron fireplace set into a white painted pillared surround, part-sloping ceiling and trap access to the roof void.





Bathroom

Modern white suite comprising a P-shaped panelled bath with a curved side shower screen and shower fittings to the thermostatic mixer tap, flexible handset and chrome rail; low-level, dual-flush WC and pedestal wash hand basin with single lever mixer tap and ceramic tile splashback. The panelled bath has a high ceramic tiled surround in contrasting colours with a mosaic pattern border and there is a radiator in the bathroom, a light-operated extractor fan, three LED spotlights to a ceiling fitting and a small, double-glazed window on the rear elevation with tiled sill.

Outside

As described above the garden area is positioned at the side of the house and presently open to Kidgate and Upgate with timber post and rope fencing together with some low conifers along the boundaries. There is however the potential to make this area more private with screen fencing. The garden comprises grass and gravel with mature silver birch trees. There is pedestrian access from Kidgate leading to the garden and small rear courtyard (shown in the photograph below) with outside tap. External gas meter cabinet on the side wall.



Viewing

Strictly by prior appointment through the selling agent.

Location

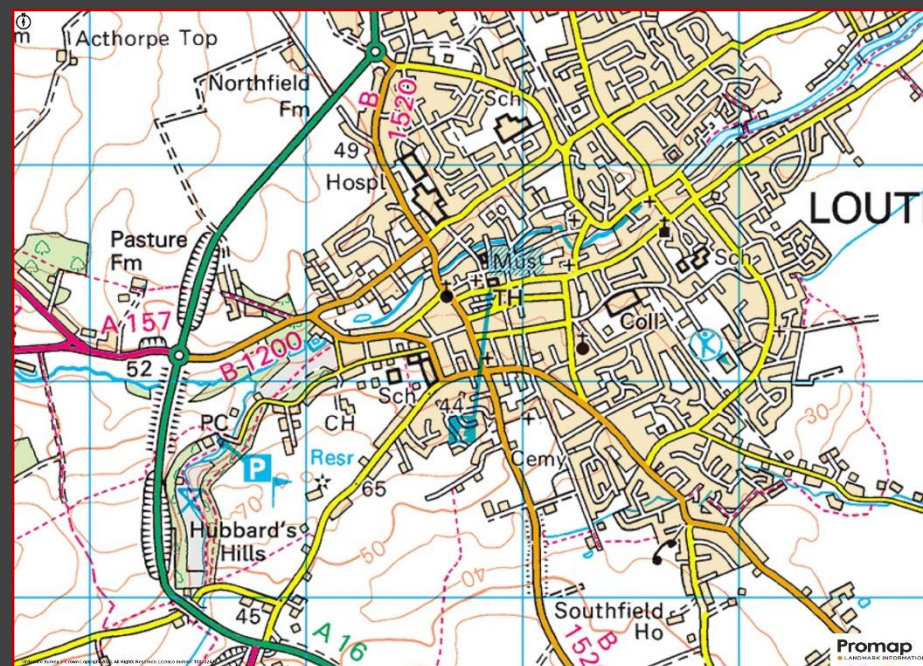
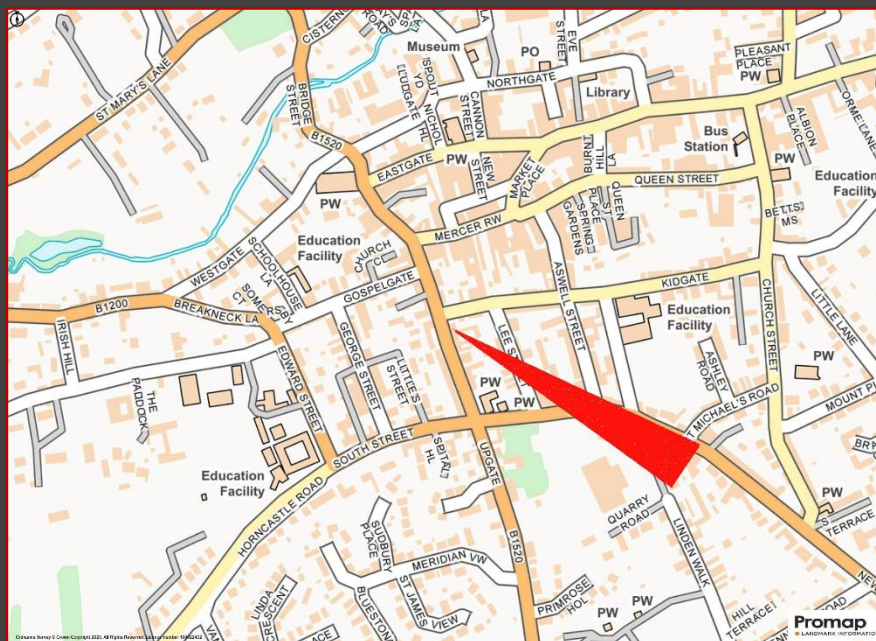
Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. The town and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar, which is just a short walk from the property. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre. Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields.

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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

General Information

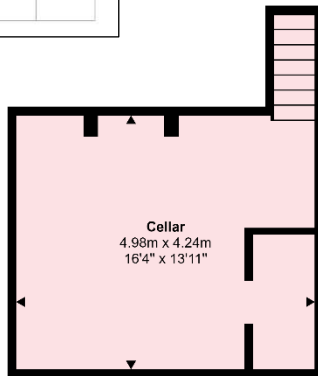
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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.



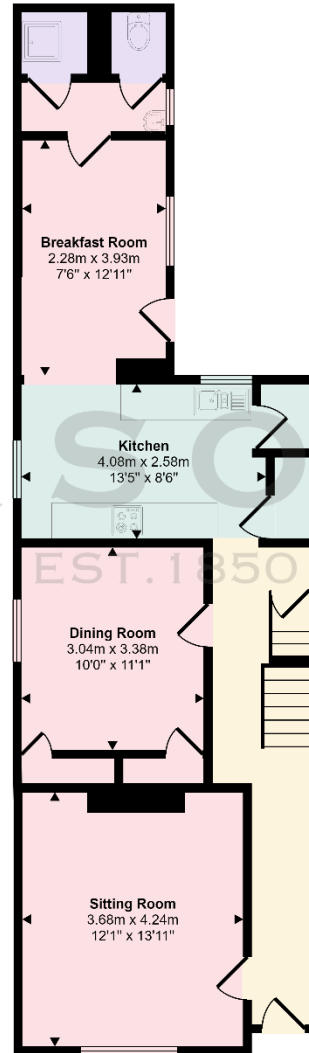
Floorplans and EPC Graph

NB a copy of the full EPC can be emailed as a PDF on request

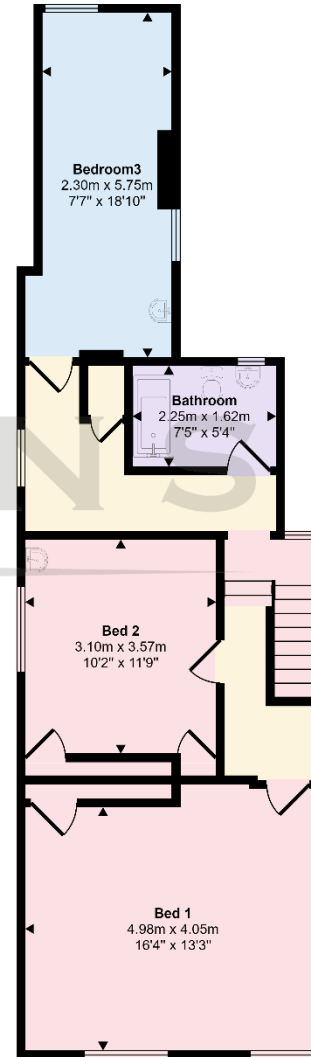
Approx Gross Internal Area
159 sq m / 1716 sq ft



Cellar
Approx 22 sq m / 240 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft



First Floor
Approx 68 sq m / 737 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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