



2 Cistern Gate, Louth, LN11 0ER

M A S O N S
EST. 1850

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Standing proud in an elevated position is this double-fronted Victorian town house positioned within close walking distance to the town centre. This spacious home offers fully renovated accommodation whilst maintaining many original period features, creating a cosy family living space.

The property briefly comprises lounge with multi-fuel burner, dining room, utility with cloaks/WC, kitchen with a range of built-in appliances while upstairs there are two spacious double bedrooms and a superbly appointed bathroom. Externally is a low-maintenance front garden with brick boundary wall while to the rear an enclosed courtyard garden with useful garden shed and bin store.



Directions

From St. James' church proceed on Bridge Street travelling north until the right turning for Cistern Gate and the property will be found halfway along on the left.

The Property

Believed to date back to the mid 1800s, this handsome double-fronted, semi-detached town house has retained many of its original features including wooden-framed sash windows, fireplaces and to the front elevation, a brick-faced wall painted in an attractive cream colour and situated within Louth's central conservation area. The property has undergone extensive sympathetic renovations internally to provide modern day living, while heating is provided by way of a modern gas-fired central heating system. There is also an open fire in the lounge with inset burner. The property has been completely re-wired and benefits from a new damp proof course, in addition the front boundary wall has also been partly rebuilt.

Accommodation

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





Ground Floor

Entrance Hall

Accessed via a composite door leading into the hall with large understairs storage cupboard with lighting. Staircase leading to first floor, smoke alarm to ceiling and having gloss wood-effect laminate flooring.

Lounge

Smartly decorated with feature colour to chimney breast, window to front and spotlights to ceiling. Fireplace with brick surround and timber mantel piece having inset multi-fuel burner. Wood-effect laminate flooring.

Dining Room

Window to the front and having built-in cupboards to one side of chimney breast. Ample space for large dining table with three pendent light fittings to ceiling. Smartly decorated in white and grey tones with doorway through to:



Utility/Cloaks

Having worktop and space and plumbing provided for washing machine and tumble dryer, wall cupboards to one side and window to rear. Quarry tiled floor, low-level WC and wash hand basin, spotlights to ceiling and also housing the electric consumer unit.

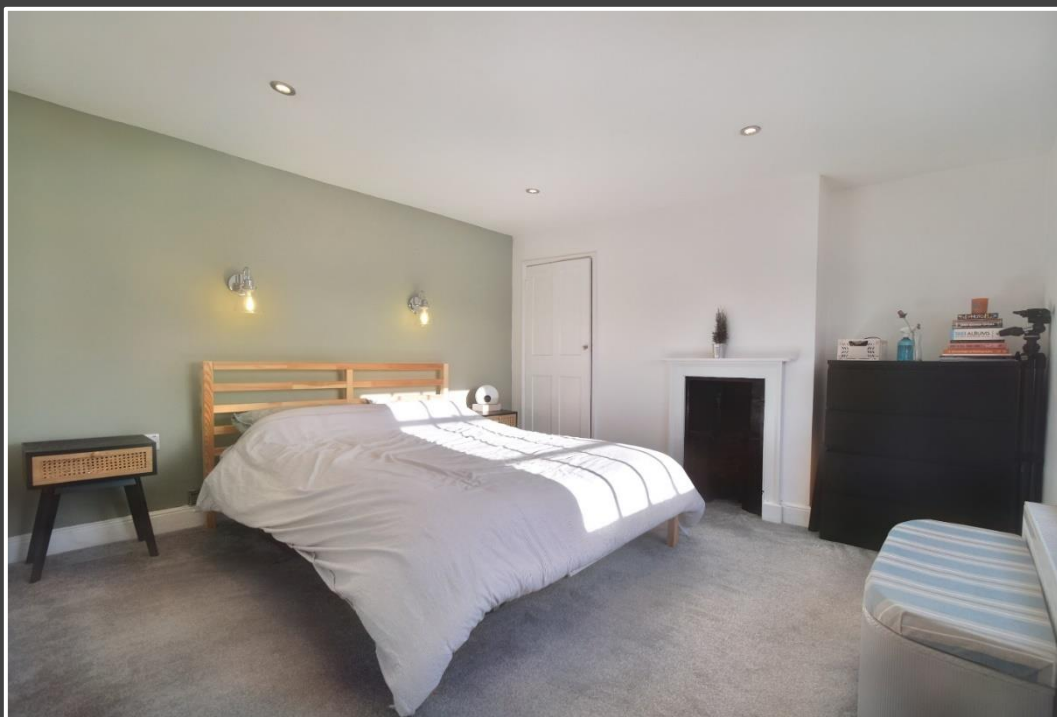
Rear Lobby

With part-glazed door leading into rear garden, tile-effect floor covering and door through to:

Kitchen

Having a good range of base and wall units finished in white with contrasting black roll-top, laminated work surfaces with matching upstands. Integrated single





electric oven and four-ring hob with glass extractor above and tiled splashback. Space for large fridge/freezer to one end. One and a half bowl stainless steel sink and window overlooking garden. Breakfast bar area to one end, spotlights to ceiling and tile-effect floor covering.

First Floor Landing

Split-level landing having recently fitted grey carpets, timber banister and spindles. Large window to the front with views over rooftops of Louth and St. James' church spire, central heating thermostat to wall.

Bedroom 1

A very spacious double having cast iron fireplace to one side, useful storage cupboard ideal for laundry. Smartly decorated with feature wall colour to one end. Spotlights to ceiling and grey carpeted flooring with window to front.

Bedroom 2

A further double bedroom with window to the front and storage cupboard to side.



Spotlights to ceiling and grey carpeted floor covering.

Bathroom

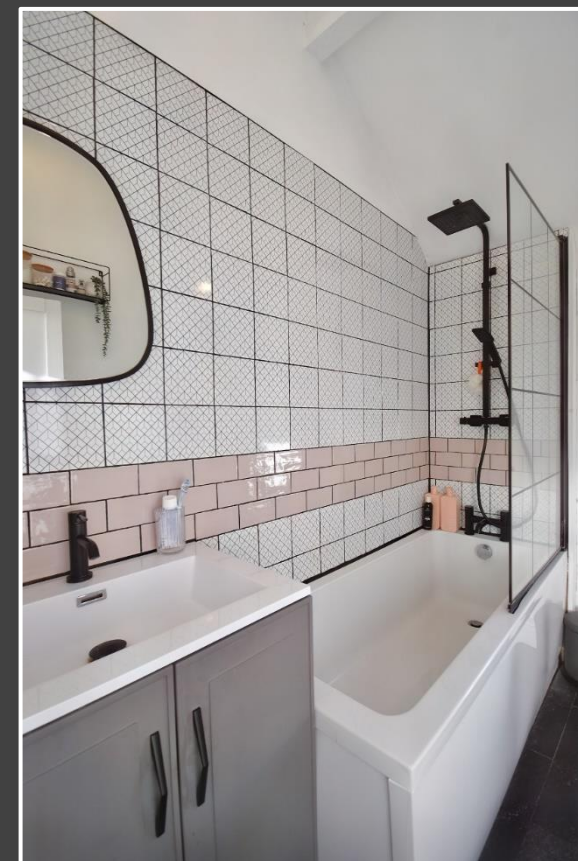
Newly fitted suite comprising bath with thermostatic shower mixer finished in matt black with hand and rainfall shower head attachment. Shower screen to side and attractive tiling to all wet areas. Wash hand basin with black fittings and built-in vanity cupboards below. Low-level WC and frosted glass window to rear. Spotlights to ceiling, extractor to wall and having large cupboard to one end housing the gas-fired boiler with ample storage for laundry. Tile-effect flooring.

Outside

To the front, brick boundary walls enclose the garden with wrought iron gate and steps and pathway leading to the front door. The garden is made up of low-maintenance gravel and a range of bushes.

Rear Garden

A smart, enclosed walled courtyard creating a secure and secluded garden area with side pedestrian access onto Union Street via a timber gate. Outside tap and having paved patio throughout. Timber fencing to side boundary and benefitting from a useful garden shed and enclosed bin storage area.





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.



View of St James' spire from First Floor

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 A.





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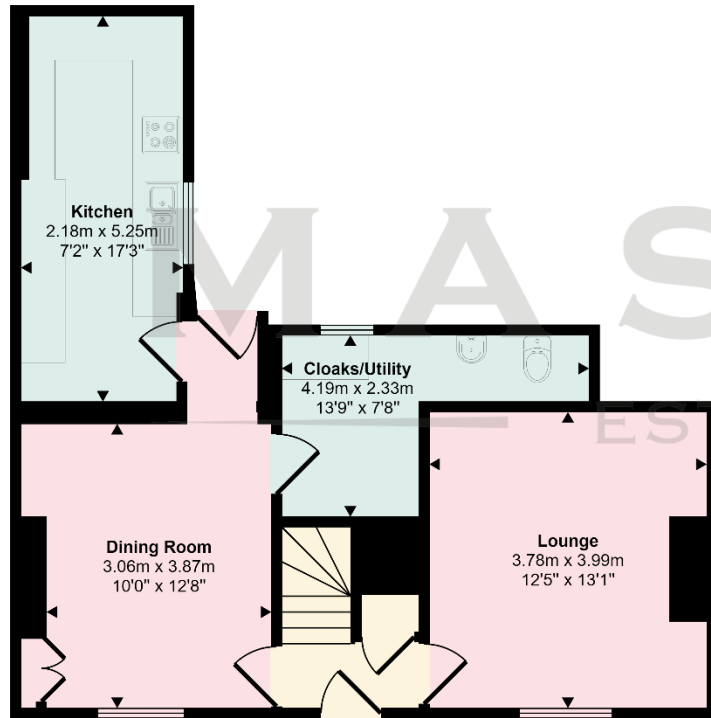


Floor Plans and EPC Graph
 NB A PDF of the full Energy Performance Certificate can be emailed on request

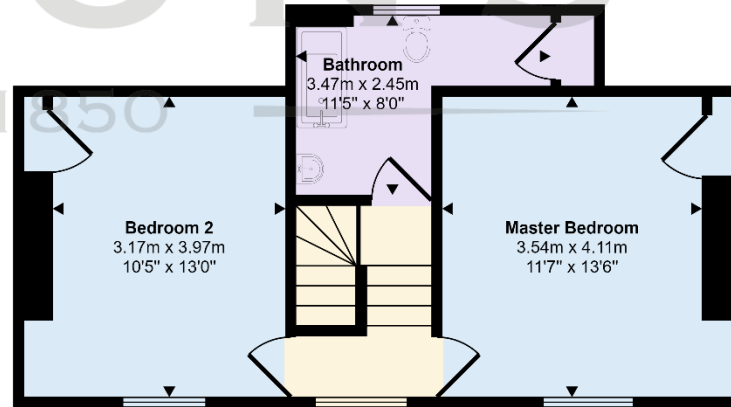
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Approx Gross Internal Area
 99 sq m / 1063 sq ft



Ground Floor
 Approx 54 sq m / 586 sq ft



First Floor
 Approx 44 sq m / 477 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.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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