



47 Victoria Road, Louth
LN11 0BU

M A S O N S

EST. 1850

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01507 350500

Positioned in a mature residential area of Louth market town is this spacious three-bedroom, end terraced period property benefitting from open plan living. The property is on a generous plot offering off-street parking, together with a superb south-west facing mature garden offering a private and peaceful space to relax in.

Internally, the property benefits from a lounge with doors opening through to dining room, a spacious hall, breakfast kitchen and laundry room whilst to the first floor are three double bedrooms and a newly-fitted shower room. The property also benefits from gas central heating and uPVC double glazing. Viewing is recommended to appreciate the full potential of this delightful home.



Directions

From St. James' Church travel south along Upgate and take the second left turn into Mercer Row. Follow the road through the town centre and eventually, on reaching the two mini roundabouts, proceed to the second of these and take the first exit along Ramsgate. Continue to the next mini roundabout, take the second exit along Ramsgate Road and then take the third left turning into Victoria Road. Proceed past the theatre on the right and after a short distance the property will be found on the left side.

The Property

A spacious period end terraced house retaining many original period features and having the benefit of uPVC double-glazed windows and doors with a modern gas central heating system. The property benefits from a wider-than-average plot being an end of terrace property allowing for very generously sized gardens.

Accommodation

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





Entrance Porch

Accessed via a part-glazed uPVC door with coloured and leaded window. A useful space ideal for shoes and coats with carpeted floor and a part-glazed timber door and surrounding windows, into:

Entrance Hall

A spacious hallway with staircase leading to first floor. Timber banister and spindles, useful understairs storage area, wood-effect LVT flooring with cupboard to side housing the electric meter and consumer unit. Four-panel timber doors into principle rooms.



Lounge

Having an excellent large bay window to the front having stained glass to the upper panes. Alcove to either side of the chimney breast with a smart inset, coal-effect gas fire with slate hearth and wooden mantelpiece, dado rails to wall and carpeted floor. Glazed sliding doors into the dining room, creating an excellent open plan entertaining space.

Dining Room

Having double sliding doors connecting through to lounge. A spacious and bright room having a south-westerly aspect, window to side and double patio doors to garden. Stone fire surround with timber mantelpiece with inset gas fire. Carpeted flooring and dado rails to walls.

Breakfast Kitchen

Having a good range of base and wall units finished with Shaker style wooden doors, rolltop marble-effect laminated work surfaces with contrasting tiling to splashbacks, one and a half bowl stainless steel sink, built-in single electric Beko oven and having Gorenje four ring gas hob with extractor fan above. Space for





under-counter fridge and space and plumbing for washing machine, also having the wall-mounted Worcester Greenstar gas-fired central heating boiler with timer controls to side. Two windows overlooking the garden, spotlights to ceiling and having wood-effect LVT flooring. Space for small table to side.

Laundry Room

Situated at the rear of the house having quarry tiled floor, range of base and wall units, space provided for tumble dryer and further white goods, vaulted ceiling and having uPVC door and window onto garden. This space has the potential to be converted into a downstairs WC or full utility room or could be incorporated into the main kitchen space.

Outside Store and Coal House

Having timber door into a useful dry storage space, being an extension off the rear of the property. Further store at the end of the property with timber door, ideal for coal and log storage.



First Floor Landing

Spacious two-tier landing with loft hatch to roof space with further glazed hatch, original six panel timber doors to bedrooms and shower room, carpeted floor.

Master Bedroom

Situated at the front with two large windows, a very generous double being a bright and airy space. Feature fireplace to one side with cast iron insert and grate with tiled hearth and surround with white-painted timber surround and mantelpiece. Dado rails to wall and carpeted flooring.

Bedroom 2

A further large double bedroom with window overlooking the rear and a view of St. James' church spire. Built-in wardrobes to one side and having carpeted flooring.





Bedroom 3

A further double bedroom if required, or very generous single bedroom with window overlooking the rear. High vaulted ceiling and carpeted floor.

Shower Room

Recently completely re-fitted shower room comprising a smart corner cubicle with marble-effect panelling, Mira electric shower unit and sliding access door. Frosted glass window to side, low-level WC and wash hand basin with storage drawers below. Further useful storage cupboards mounted to side wall, chrome heated towel rail, attractive marble-effect tiling to walls and having tile-effect vinyl cushion flooring.

Front Garden

Having ample parking for two small vehicles or one large vehicle with wrought iron gates and brick perimeter. Further pedestrian gate, pathway leading to front door, central lawned area and planted borders with bark and mature bushes.

Rear Garden

Extensive patio area adjacent the house having a superb south-westerly aspect ideal for relaxing of a summers evening, with lighting provided, gate giving access to driveway, timber fencing to side boundary with useful bin storage space to side. Well maintained hedge with archway through giving access to the rear part of the garden which is well maintained, having fencing to perimeters, planted borders with mature bushes and shrubs with a wide variety of flowering bulbs and plants. Aluminium-framed greenhouse to side with raised, planted vegetable plots. Lawned area down the centre with gravel and pond area to one side. Overall, a surprisingly spacious and private garden which benefits from a sunny aspect for the majority of the day.





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 B.



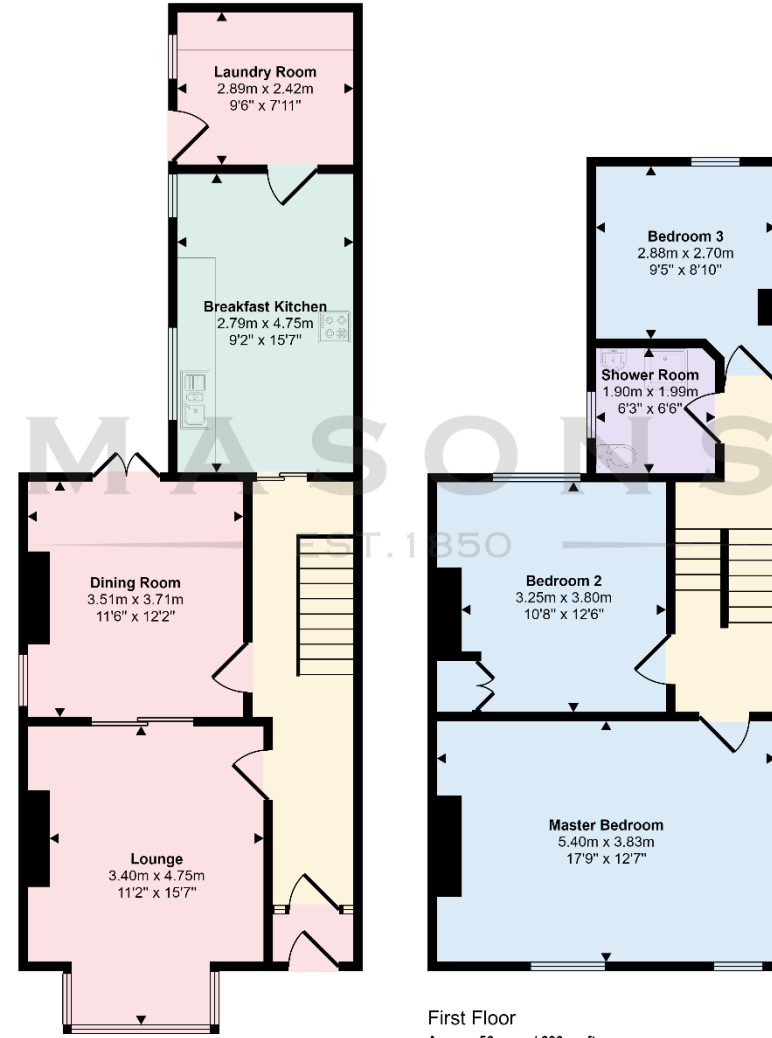
Floor Plans and EPC Graph

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

Approx Gross Internal Area
119 sq m / 1284 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 64 sq m / 685 sq ft

First Floor
Approx 56 sq m / 600 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.

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