



9 Charles Street, Louth LN11 0LB

M A S O N S

EST. 1850

A well-presented, modern end town house of excellent design providing three-bedroom accommodation with double glazing and gas central heating system. Enclosed, sheltered garden to the rear with garage and parking space accessed via Bolle Road. The property has just been completely redecorated throughout and is offered for sale with no forward chain.



Directions

Travel through the centre of Louth along Mercer Row and Eastgate and then onto the far side of town. At the second mini roundabout take the first exit along Ramsgate, continue to the next mini roundabout and take the first exit onto Newbridge Hill, then take the left turning onto Charles Street and the property will be found a short way along on the right.

The Property

This well-designed, modern end town house was constructed around 2008 and is conveniently located just a short walk from Aldi and Co-op stores, yet also within easy walking distance to the town centre. There is a good-sized reception room, hallway with cloaks/WC off, a spacious dining kitchen and on the first floor, a master bedroom with en suite shower room, two further bedroom with family bathroom. At the rear, an enclosed garden with single garage beyond and adjacent an owned freehold parking space. Access to the rear is available via Bolle Road which leads into Allison Road. Heating is by way of a gas combination boiler and the windows and doors are double-glazed, timber-framed





to the front, while the rear has uPVC frames.

Accommodation

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

Entrance Hall

Steps leading up to the blue-painted, solid front entrance door to the bright and spacious hall. Staircase leading to first floor with timber banister and spindles. Window to side. Useful understairs storage cupboard housing the electric consumer unit. Doorbell chime and heating thermostat to wall, smoke alarm to ceiling. Wood-effect laminated flooring and door off to:

Cloaks/WC

Frosted glass window to front, low-level WC and corner wash hand basin. Vinyl cushion flooring and alarm control panel.



Lounge

A surprisingly spacious reception room with large, walk-in bay window to the front giving open views across the allotments on Charles Street and to St. James' church to one side, with fitted Venetian blinds. TV connection point and oak-effect laminated flooring.

Dining Kitchen

At the rear with patio doors to the garden. Good range of base and wall units finished with gloss doors and chrome handles, roll-top laminated work surfaces with matching upstand, integrated single electric Zanussi oven and four-ring gas hob with extractor above. One and a half bowl, stainless steel sink, free-standing Beko dishwasher and space and plumbing provided to side for washing machine. One cupboard housing the Glow Worm gas central heating boiler with timer controls to side. Tiling to floor and the room opens up to the side with ample space for a dining table.





First Floor Landing

Carpeted floors, loft hatch providing access to roof space, smoke alarm to ceiling, banister and large cupboard housing the hot water cylinder with immersion heater, shelving provided for laundry.

Master Bedroom (front)

Having built-in wardrobes to side with sliding mirrored doors. Carpeted floor and door into:

En Suite Shower Room

Large cubicle with pivoting door, tiling to wet areas, thermostatic shower unit, low-level WC, wash hand basin with tiling to splashback. Shaver point, extractor fan to ceiling and vinyl cushion flooring.

Bedroom 2 (rear)

A further double bedroom with window overlooking rear garden. Carpeted floor.



Bedroom 3 (rear)

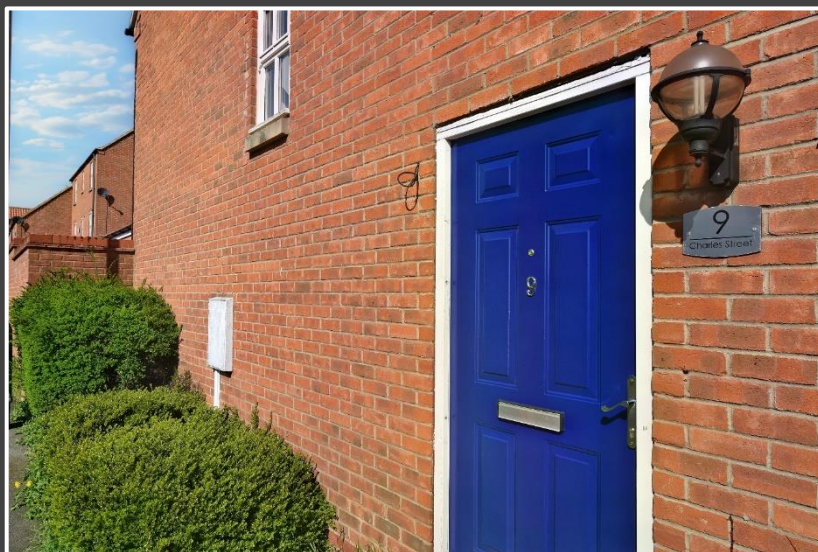
A generous third bedroom, also to rear and having carpeted floor.

Family Bathroom

With tiling to all wet areas. Bath with thermostatic mixer above and rail provided for shower curtain. Frosted glass window to side, low-level WC, wash hand basin, extractor fan to ceiling and vinyl cushion flooring.

Outside

Around the front and side of the property are planted borders with mature bushes and shrubs. At the rear is an owned parking space with gate adjacent, leading into the rear garden which has a paved pathway leading to the patio doors and extended area for al fresco dining. Lawned area to side and barked area with timber border. Boundary made up of high-level brick wall to one side and close boarded fence to the other. Outside tap provided, with the garden being well positioned to benefit from the afternoon and evening sun.





Garage

Having up and over door, light and electric provided and shelving to side.

NB. The development has some common garden and landscaped areas which are subject to a maintenance charge applying to the homes. The most recent charge in this respect has been £65 every six months.

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 has 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 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.

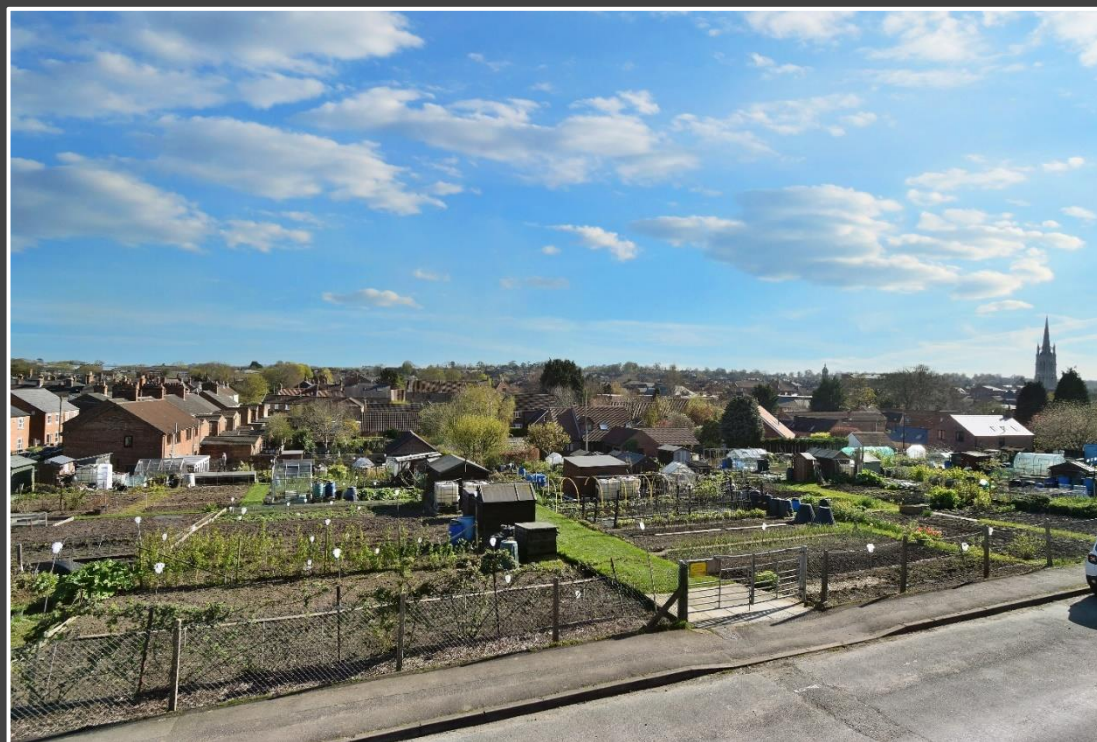
Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

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.

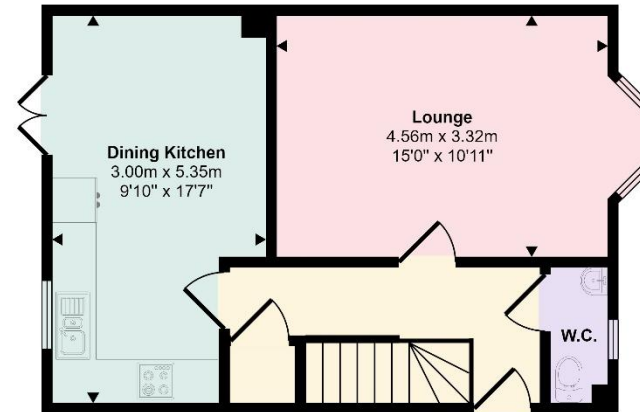




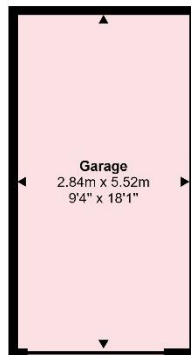
Floor Plans and EPC Graph
 NB A PDF of the full Energy Performance Certificate can be emailed on request (pending)



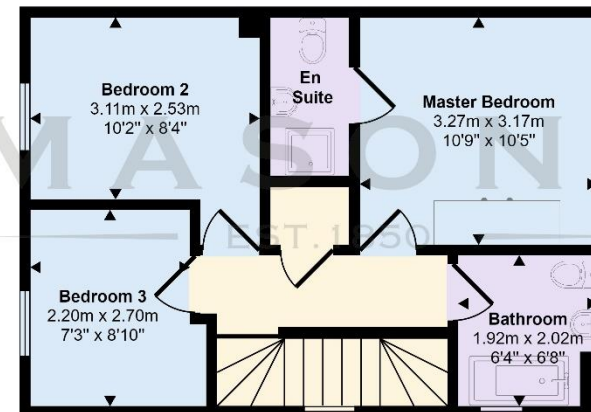
Approx Gross Internal Area
 99 sq m / 1066 sq ft



Ground Floor
 Approx 42 sq m / 448 sq ft



Garage
 Approx 16 sq m / 169 sq ft



First Floor
 Approx 42 sq m / 449 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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Important Notice

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- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
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