



32 Westgate, Louth, LN11 9YH

M A S O N S

EST. 1850

32 Westgate, Louth, LN11 9YH

A superb two-bedroom terraced house presented in excellent condition and retaining many period features. Positioned within Louth's most sought-after conservation area, the property is ideally situated close to Westgate Fields and just a short walk to the town centre. Comprising an elegant lounge with fireplace, spacious dining room and kitchen. To the first floor are two double bedrooms and family bathroom. Externally, the property benefits from a sheltered, low maintenance garden with a useful outbuilding to the rear which could be used for a variety of purposes.



Directions

On foot, proceed to the west end of St. James' Church and facing Westgate, proceed away from the town centre along Westgate. After passing the junction with Breakneck lane the property will be shortly on the right.

The Property

Believed to date back to 1844, a charming Victorian cottage positioned in a desirable location retaining many original features, original sash windows with secondary glazing with the rear having replacement uPVC windows and doors. Heating is by way of an Ideal gas boiler positioned in the kitchen. The property has a pitched timber roof with concrete interlocking tiles and brick-faced walls with the front elevation having an upper rendered wall to the first floor. To the side is a shared passage with one other property giving access to the delightful rear garden which boasts a further brick-built outbuilding complementary in design to the house, housing a smart utility room and gardener's toilet.





Accommodation

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

Lounge

Accessed via a blue-painted solid timber door, a cosy reception room with fireplace to side with timber surround, marble hearth and backing with inset coal-effect gas fire. Cupboard to side housing the electric meter and consumer unit. Inset spotlights to ceiling and wood-effect laminated floor covering. Part-glazed timber door leading through to:

Dining Room

With carpeted floor and door giving access to staircase. Understairs storage area with cupboards to side of chimney breast providing storage, also housing the gas meter. Useful further cloak cupboard to side with sliding door into:



Kitchen

Smart galley kitchen with range of base and wall units, rolltop laminated work surfaces, single bowl sink and stainless steel drainer to side. Four-ring gas hob with extractor above and built-in eye-level electric oven, one cupboard housing the Ideal gas boiler. Windows to side and rear, space and plumbing for washing machine and free-standing fridge/freezer. Attractive tiling to splashbacks and wood-effect vinyl cushion flooring.



First Floor Landing

Having carpeted stairs and landing with timber banister and spindles and LED lighting to foot treads. Loft hatch providing access to roof space, smoke alarm to ceiling and timber doors giving access to bedrooms and bathroom.

Bedroom 1

Superb double bedroom, much larger than average and having feature cast iron fireplace to side with





mantelpiece and tiled hearth. Window to front and range of wardrobes to side. Carpeted floor.

Bedroom 2

Further double bedroom if required or large single with shelving to side, currently set up as a study. Window overlooking rear gardens, carpeted floor.

Bathroom

A surprisingly spacious suite having a cast iron fireplace to corner, low-level WC, wash hand basin with mirror and light above. Panelled bath with Aqualisa electric shower unit with shower screen to side. Tiling to all wet areas, frosted glass window to side. Large cupboard housing the hot water cylinder with immersion heater, timer controls to side and shelving provided for laundry. Extractor fan to wall and wood-effect vinyl cushion flooring.

Rear Garden

Accessed via kitchen and also shared passage from the road with a secure door to front and further pedestrian gate into the paved garden, providing superb low-maintenance quiet space to relax in, enjoying the sun for the majority of the day. Timber-

framed pergola and trellising to side. Brick garden boundary walls, outside tap. To the side is a further gravelled garden area extending the full length of the garden and down the side of the outbuilding which could be paved to create further space.

Outbuilding

Solid outbuilding comprising two rooms, one being a useful utility room having boarded and decorated walls and ceiling, light and power provided. Range of base units with worktop and splashback, plumbing provided for washing machine if required. A useful space which could potentially be converted to summer house or home office. To the other side of the building is a gardener's WC with low-level WC, wash hand basin and decorated walls.

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 A.

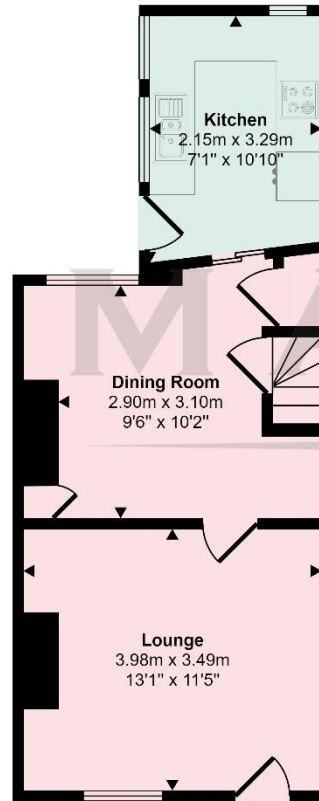


Floor Plans and EPC Graph
 NB A PDF of the full Energy Performance Certificate can be emailed on request

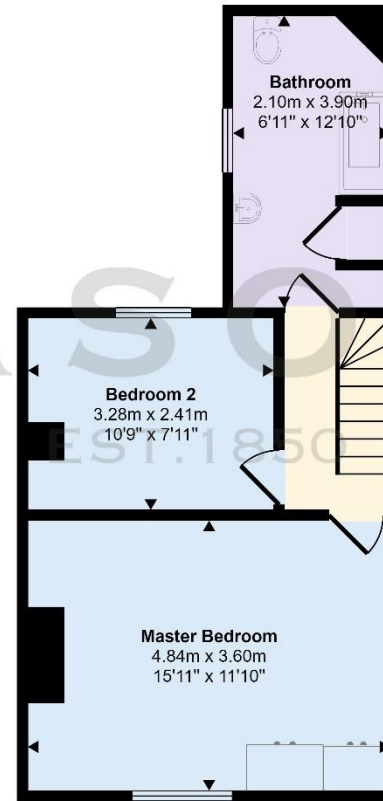
Approx Gross Internal Area
 82 sq m / 877 sq ft



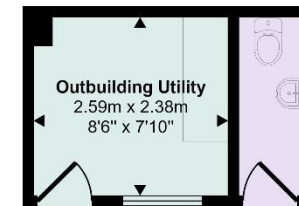
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
 Approx 34 sq m / 369 sq ft



First Floor
 Approx 39 sq m / 415 sq ft



Outbuilding
 Approx 9 sq m / 93 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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