



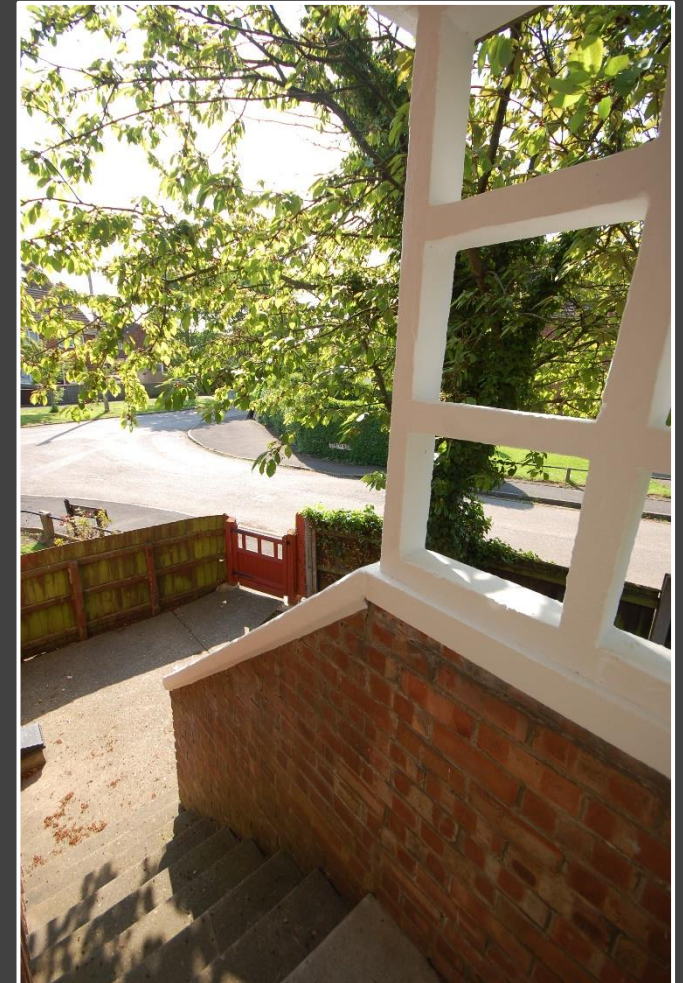
9 Wallis Road
Louth LN11 8DT

M A S O N S
EST. 1850

9 Wallis Road, Louth, Lincolnshire LN11 8DT

01507 350500

A superbly presented, refurbished maisonette providing turn-key accommodation with good size garden and potential to make an off-road parking space (subject to permission). 2 double bedrooms, dining-kitchen, external staircase to porch with store, entrance lobby with steps up to hallway, lounge with new r/c wall fire and bathroom with white suite. Gas CH by new boiler. uPVC DG windows and door. All located in a mature residential area of Louth market town. For sale, leasehold with NO CHAIN and vacant possession on completion.



Directions

From St James' Church travel south on Uppgate to the traffic lights and turn left here along Newmarket. Follow the road for some distance passing the Brown Cow Inn on the left and then look for and take the left turning at the bollards down Stewton Lane. Follow the road, passing the Meridian Sports Centre and playing field on the left, keep ahead at the mini roundabout, then turn first left along Wallis Road. The property will be found on the left, immediately after the turning into Birch Road.

The Property

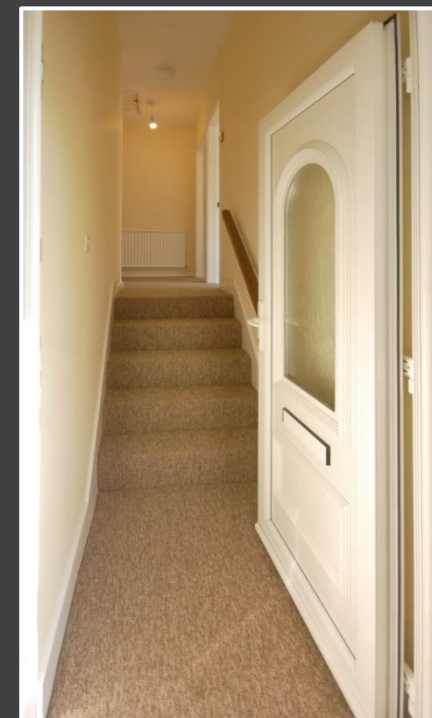
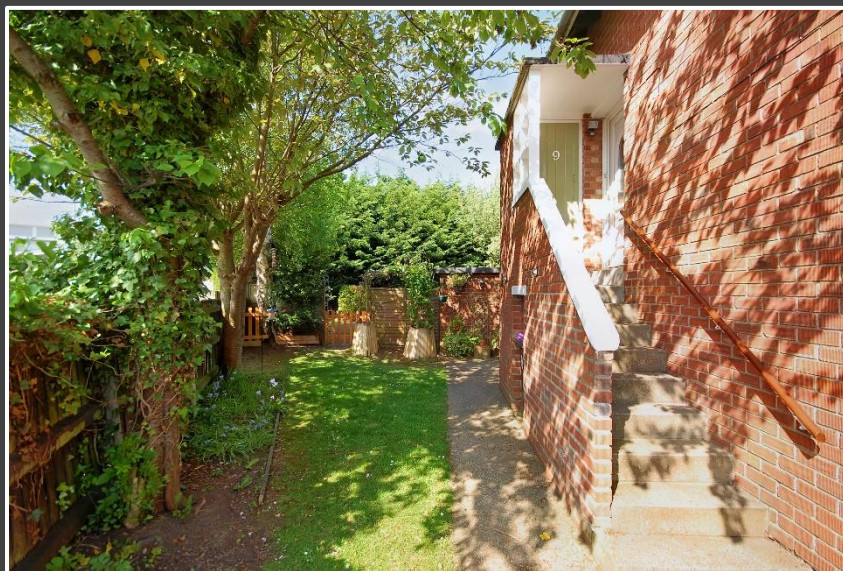
The substantial properties in this area of Louth are believed to have been built from the 1930's through to the 1950's. This well-designed maisonette has brick faced cavity walls under a pitched and hipped timber roof covered in concrete tiles. The windows are now double-glazed with uPVC frames in white and a complementary double-glazed door leads into the accommodation from an independent external staircase. The rooms are heated by a central heating system with a brand-new condensing combination boiler.

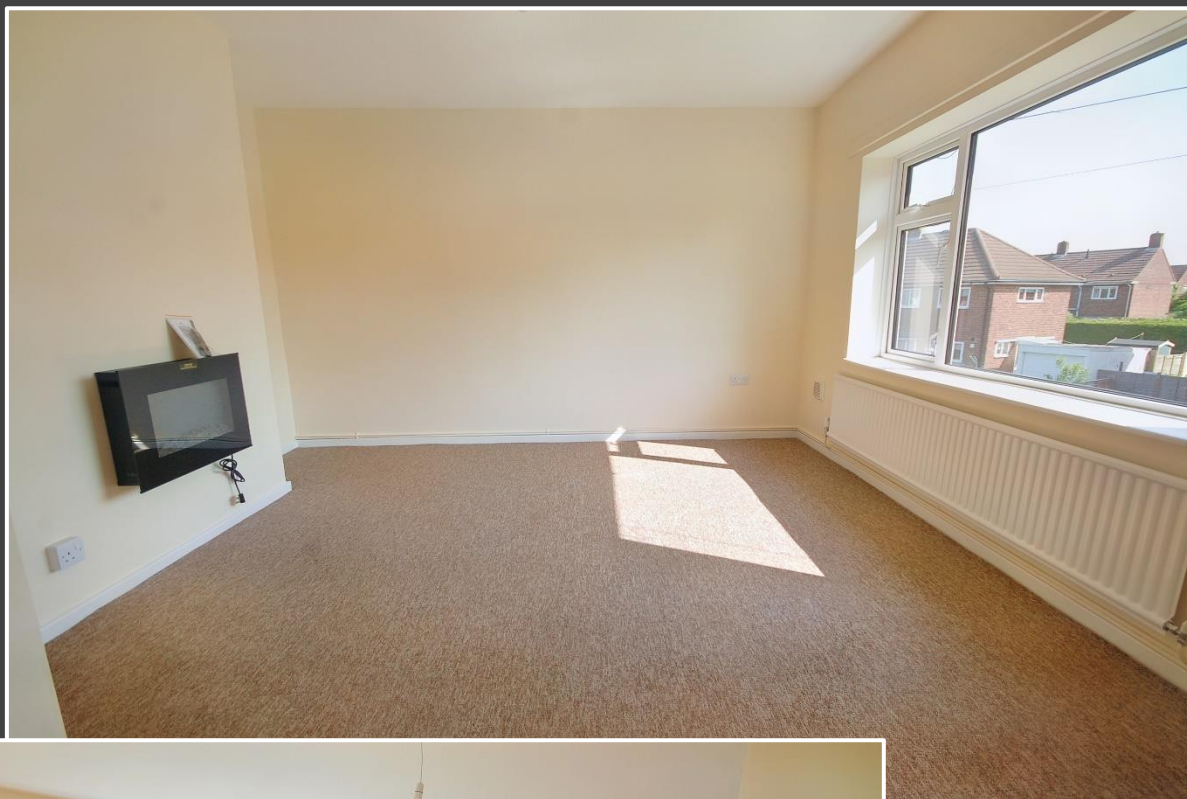
The property has been thoroughly refurbished with new floor coverings and redecoration throughout the well-proportioned rooms and has the benefit of an owned garden with potential to create off street parking (subject to any necessary permissions) An ideal first time buy or investment property, the maisonette is for sale with NO CHAIN. **NB** Please note that the EPC was created prior to the installation of the new boiler.

Accommodation

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

The property is approached from the garden area at the side, over an external, solid-built flight of stone steps with screen brick wall to one side and a pine handrail on the opposite side. This leads up to a landing with a door painted in subtle green to a brick-built store and at the side there is a segmented support overlooking the garden. The main door into the property is a white uPVC part-glazed door with a swirl patterned double-glazed, arched pane and adjacent there is a sensor floodlight. The door opens into the:





Entrance Lobby

With staircase and handrail leading up to the:

Hallway

A good size with newly fitted white, woodgrain-effect four-panel doors having contemporary handles and leading off to all the rooms. The hallway has a radiator, smoke alarm and a wall-mounted central heating thermostat. The roof space is a good size, well insulated and ideal for storing items.

Lounge

A well-proportioned, light and airy room with a large window on the front elevation, a long radiator beneath and a wall-mounted, newly fitted Warm Home electric fire with remote control. Open Reach telephone point by the radiator.

Dining Kitchen

Also light and airy with roll-edge, beech-effect work surfaces, ceramic-tiled splashbacks, a recently fitted, inset one and a half bowl stainless steel sink unit and double base unit beneath with doors finished in cream and long metal handles. Brand new Beko electric oven with grill, four-plate ceramic hob and mosaic-tiled splashback, together with a contemporary stainless steel and arched glass cooker hood above incorporating downlighters.

To the side there is the original built-in dresser finished in cream gloss with metal handles and comprising base cupboards and drawers, work surface with mosaic-tiled splashback above and high-level double shelf cupboard over. Recesses with power points for refrigerator and adjacent to the sink unit with plumbing beneath for washing machine or



dishwasher. LED strip light, heat alarm and vinyl floor covering with a distressed oak finish. Good size rear window overlooking the garden.

Tall built-in cupboard housing the newly fitted Ideal Instinct gas-fired combination central heating boiler with integral programmer and digital display. Instinct Eco Max magnetic central heating water softener, electricity meter and consumer unit with MCBs. The rising main is also within this cupboard with a digital water meter.





Bedroom 1 (front)

A good size double bedroom with a large window to the front elevation, long radiator beneath and ample space to position a double bed against any one of three walls.

Bedroom 2 (rear)

A smaller double or very good size single bedroom with window to the rear elevation presenting an attractive outlook across the gardens to the rear of the adjoining properties. Radiator and white painted doors to full height, built-in cupboards with internal shelf support.



Bathroom

White suite comprising a panelled, enamelled bath with mixer tap and above which there is a Triton T80 electric shower unit which is newly fitted with flexible handset on wall rail; pedestal wash hand basin and low-level, dual-flush WC. Part ceramic-tiled walls extending to full height at the rear and around the bath. Shaver socket, extractor fan, radiator and rear window. Mirror-fronted wall cabinet and vinyl floor covering finished in distressed oak style.

Outside

The property is approached through a timber gate set into the boundary fencing on the return frontage to Birch Road and this gate opens into a side garden where number 9 has shared pedestrian access with number 10 below. The pathway continues to the rear of the building giving access to two, brick built garden stores, the rearmost belonging to number 9.

The side garden belonging to number 9 is laid to lawn with established trees just inside the timber close-boarded fencing which is reinforced by concrete posts. A walk through gated opening with flowering clematis over gives access into the main garden.

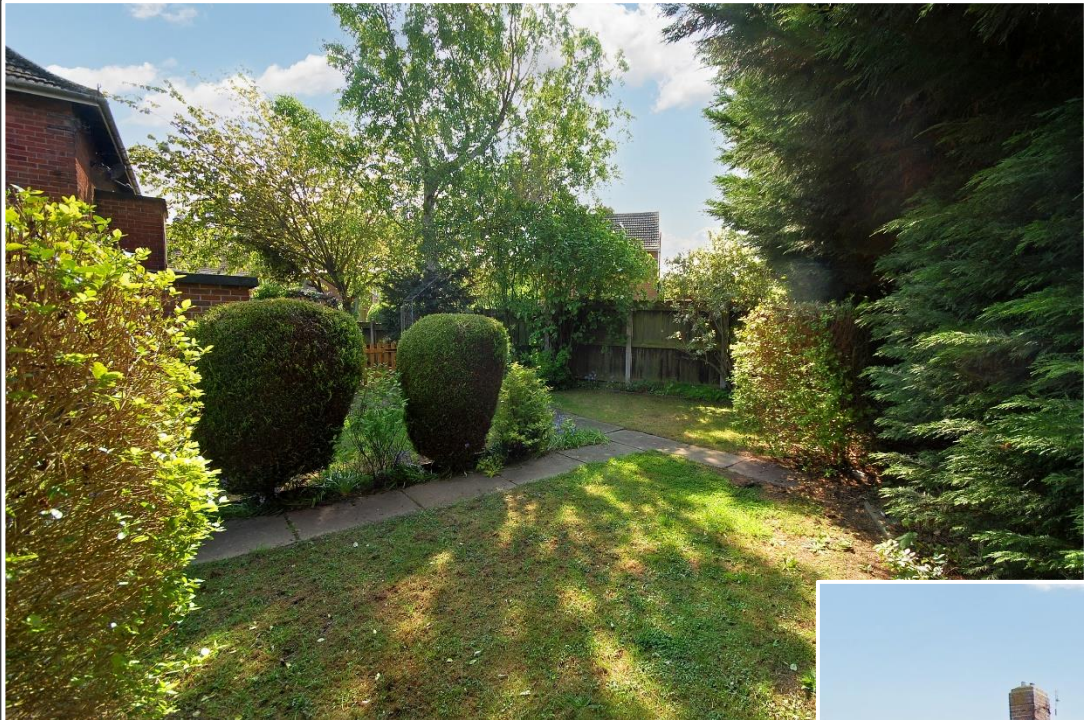
This good size garden is arranged as lawn enclosed by a combination of hedges and fencing with tall rear conifers creating a private environment and there is a variety of ornamental trees, shrubs and bushes including laburnum and flowering cherry. There are borders with spring bulbs, a flagstone patio area and ample space for the storage of wheelie bins. As indicated previously, applicants may wish to investigate the potential to gain permission for a dropped kerb and access into the rear garden from Birch Road in order to create off-road car parking space. The ornamental trees include laburnum and flowering cherry.

Tenure

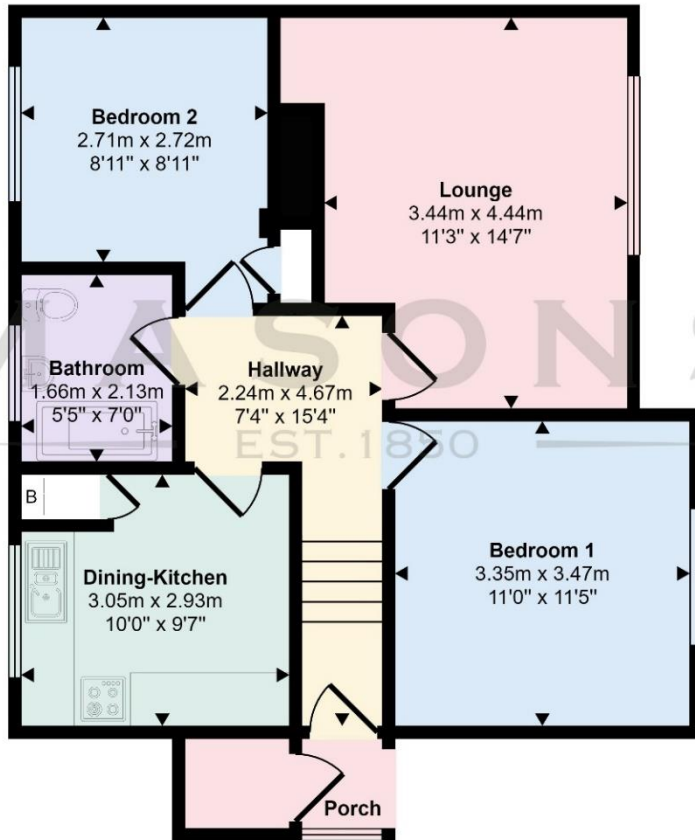
The property is leasehold and the lease runs for 125 years from 21 May 1982 – there is therefore a balance of 84 years. The ground rent is £10 p.a. and the owners advise that a monthly maintenance charge currently at £6.07 includes the cost of buildings insurance.







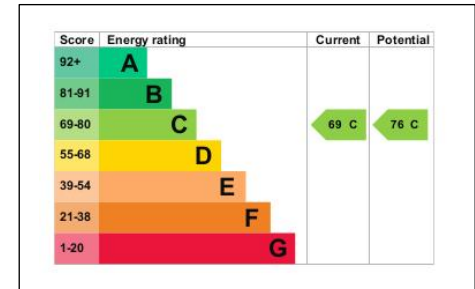
Approx Gross Internal Area
60 sq m / 645 sq ft



Floorplan

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.

*Floorplan and EPC Graph
A PDF of the full EPC
can be emailed on request*



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 just a short distance from this property together with the indoor bowls centre and the Mayfield Family Club. There are many local clubs, athletics and football grounds, tennis academy and courts, golf and attractive parks 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.

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. Council Tax band A.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (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;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.