



56 Aswell Street
Louth LN11 9HP

M A S O N S
— EST. 1850 —

56 Aswell Street, Louth, Lincolnshire LN11 9HP

01507 350500

An exceptional and hugely improved period town house of tremendous character in the central conservation area with turn-key elegant accommodation to include hallway and landing, two reception rooms, kitchen with oven, hob and washing machine, breakfast room, small boot room/office, extremely spacious master bedroom, second bedroom and large bathroom with period style white suite and shower cubicle. Gas CH system and DG windows, Attractive courtyard garden enjoying afternoon and evening sun.



Directions

From St. James' Church proceed south along Upgate and up the hill to the traffic lights. Turn left here along Newmarket and Aswell Street is the second road on the left but is a one-way street in the opposite direction. Therefore, by car, continue and take the next turn down Cinder Lane and at the bottom of the lane turn left along Kidgate and then first left again into Aswell Street. Please note however, that parking on the right side is available to the public for just a short distance before the right-side parking becomes permit controlled for residents, permits being available to purchase from the local authority.

The Property

This very impressive bay window town house is thought to date back to late Victorian times. The property has brick-built principal walls beneath pitched timber roof structures covered in natural slate.

The house has been significantly improved with meticulous attention to detail and very much in sympathy with the original character. The windows have been replaced with double-glazed units comprising craftsman made timber-framed sashes at the front, being conscious of the conservation area setting and white uPVC-framed sliding sashes at the rear with an inward tilting mechanism for cleaning.

The front and internal doors have been renewed and joiner-fitted under scrutiny, then polished or painted to a high standard. The rooms are on split levels with an interesting layout and feature natural pine floorboards, oak-effect Karndean floor coverings, period style mouldings and ceiling roses.

Central heating is by a condensing gas combination boiler with a remote control/programmer and there is a working open fire to the handsome fireplace in the sitting room and a gas fire to the dining room/snug.

The kitchen is well appointed with units and appliances while a cosy breakfast room at the rear has French doors onto the secluded, enclosed courtyard garden. The first-floor bathroom is an excellent size with a Period style white suite, which includes a fine slipper bath and there is a separate shower cubicle from a dressing area within the bathroom. The house represents a rare opportunity and viewing is therefore strongly recommended.

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.



St James' Church, Louth

Visible from miles away, the spire is said to be the tallest of any mediæval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.

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

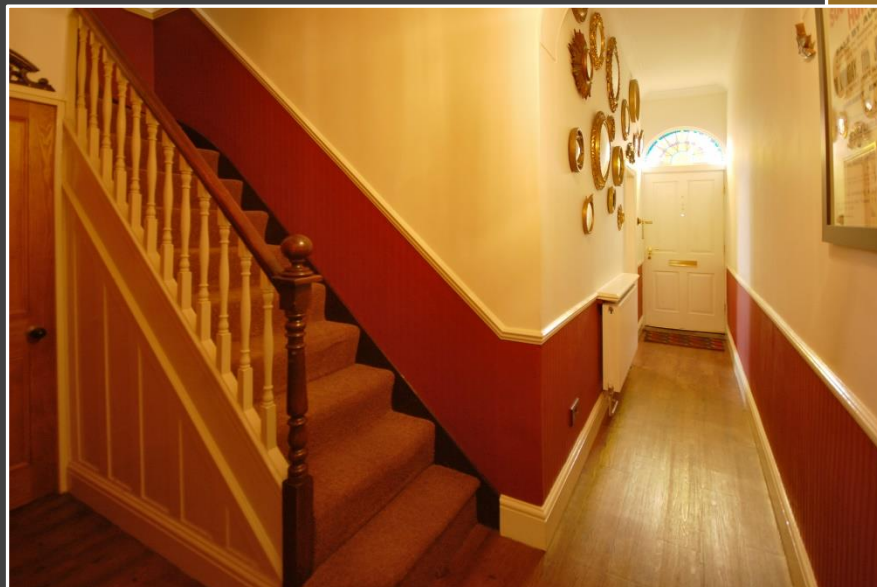
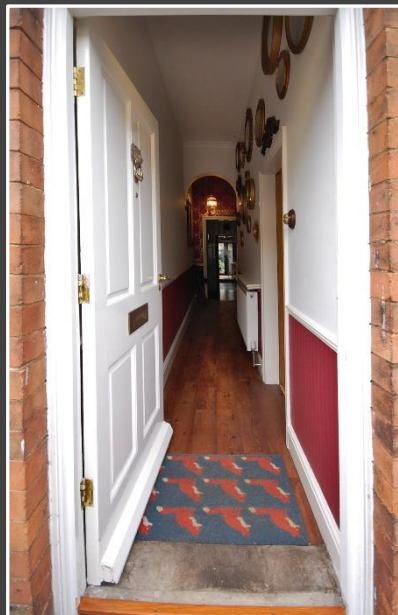
Ground Floor

At the front of the property, steps lead up to an attractive white, four-panel front door with a bespoke arched and coloured double-glazed “sunburst” design fanlight framed in arched brickwork above. This door opens into the:

Entrance Hall

A good size with a radiator having moulded shelf over, moulded dado rail and oak-effect Karndean flooring with an inset feature compass at the rear. The hallway widens towards the rear where the staircase with white painted spindle balustrade and hardwood handrail with newel posts proceeds to the first floor.

White painted panelling and a pine four-panel door enclose a boot room currently used as a **home office** beneath the stairs, with light, shelving, coat hooks to wall plaque, deep shelf underneath the stairs, and the gas meter with deep shelf over doubling as a computer/printer desk. The hallway has a high coved ceiling and a shaped archway at the rear with pine four-panel doors to the sitting room and with step down to the dining room/snug.





Sitting Room

With a handsome feature fireplace having a wide marbleised and slate pillared surround with deep mantel shelf in Art Deco style and an inset cast iron and ceramic-tiled fire surround to the open grate and ceramic-tiled hearth.

This is an elegant room with a high ceiling having deep moulded coving and a circular centre rose to the ceiling light point. Moulded dado rail and picture rail, built-in pine dresser with double base cupboard and pine panelled display shelves over. Two decorative cases, one enclosing the central heating radiator and the other housing the electricity meter and consumer unit. Framed and panelled front sash double-glazed bay window with wooden Venetian blind.





Dining Room/Snug

A cosy room with cast iron fire surround to a coal-effect gas fire with granite hearth. Exposed pine floorboards, moulded dado and picture rails, high coved ceiling and decorative circular rose to the ceiling light point. Framed rear double-glazed sash window with wooden Venetian blind. Pine four-panel door and step down to the:

Kitchen

Fitted with a range of units finished in “vanilla” with a matt finish and comprising base cupboards and drawer unit with roll-edge, woodblock-effect work surfaces and textured Metro style ceramic-tiled splashbacks. Matching wall cupboards with corner shelves and large white ceramic Belfast sink with tall chrome lever mixer tap and a recessed utensil store. Tall cupboard unit, the upper section housing the Baxi condensing gas-fired central heating boiler (operating with a mobile controller) and base cupboard housing an automatic washing machine. Built-in, mid-level glass fronted Hotpoint electric double oven incorporating grill with store cupboard over. Separate Belling gas four-ring hob





set into the work surface with glazed and black enamel cooker hood over, having twin downlights and an extractor fan. Space for an upright fridge/freezer. Framed wide uPVC triple sash window on the side elevation with wooden Venetian blind.

Karndean oak-effect floor covering and three-branch ceiling light. Square walk-through opening with step up to the:

Breakfast Room

A cosy dining area with radiator, side mahogany-effect uPVC double-glazed window and complementary double-glazed French doors to the courtyard garden. Coved ceiling with light point and pine floorboards.

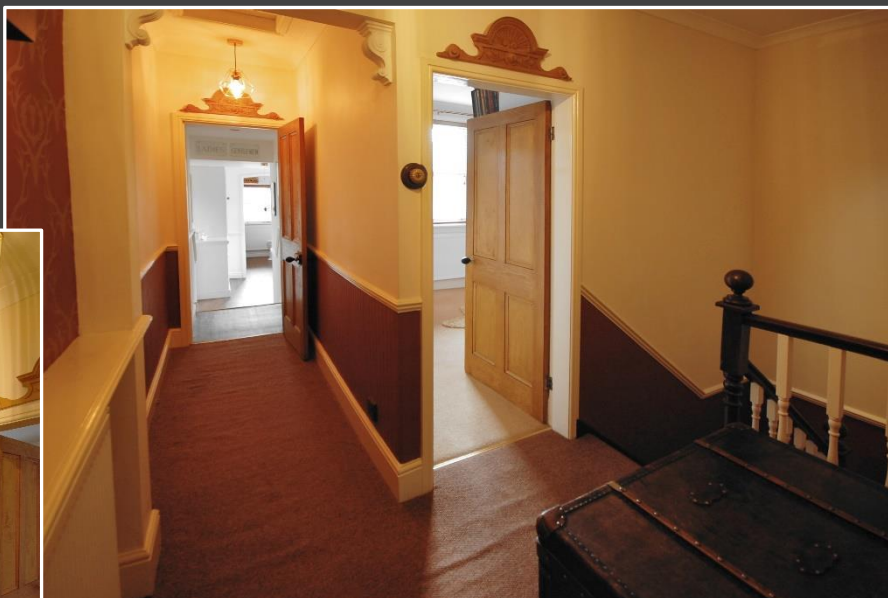


First Floor**L-Shaped Landing**

Approached over the return staircase which has kite-winder turning steps and a quarter landing before arriving at a gallery area where the spindle balustrade, mahogany handrail and turned newel posts extend around the stairwell. Decorative coloured glazed fanlight to the coved ceiling above providing reflected natural light from a roof skylight over. Moulded corbel brackets to a square archway, radiator with shelf, moulded dado rail and trap access with feature fretwork panel to the insulated and floorboarded roof space providing a large storage area. Polished pine four-panel doors lead to the bedrooms and bathroom.

Bedroom 1 (front)

A large double bedroom with a framed, double-glazed sash window having wooden Venetian blind on the front elevation. Ornate cast iron moulded fire surround to the chimney breast. Coved ceiling with circular rose, radiator and pine door to a deep walk-in wardrobe with clothes pegs and hanging rail.



Bedroom 2 (centre)

Presently a study for the current owner, but this would make a good single bedroom or a smaller double bedroom. There is a recessed double wardrobe with double store cupboard over. Coved ceiling and rear sash window with wooden Venetian blind.

Bathroom

A characterful and spacious bathroom which also has a ceramic-tiled shower cubicle in addition to the white suite. The shower cubicle has a folding glazed screen door and shower mixer unit with handset on wall rail, together with a shaped mosaic-tiled ceiling with spotlight above.

The white suite comprises a roll-edge slipper bath of generous proportions with chrome ball and claw feet and a mixer tap having flexible shower handset on chrome pillar support; low-level WC and Victorian style pedestal wash hand basin with a moulded pedestal and twin chrome taps, together with a raised border around the washbasin.

Decorative ceramic tiling to the walls, radiator, coved ceiling with downlighter spotlights and an extractor fan. Framed side and rear uPVC double-glazed sash windows with Venetian blinds, Karndean oak-effect flooring and combined radiator and chrome towel rail.





The bathroom is approached through its own entrance lobby with two steps down from the landing and painted dado panelling to the side. There is a range of built-in base and full-height cupboards finished in cream and an LED illuminated wall mirror. Framed and shaped archway between the shower/dressing area of the bathroom and the rear area containing the white suite. Further ceiling downlighter over the doorway and wall light close to the shower.



Outside

To the rear of the property there is a charming, private, enclosed L-shaped courtyard garden which is largely finished in cobbles and has a gate allowing access to a shared, locked passageway. There are flagstone patio and seating areas ideal for al fresco dining and the courtyard garden enjoys the sun particularly during the afternoon and evening. The garden is enhanced by an established variety of mature trees, shrubs and bushes creating a peaceful mature environment with a raised brick wall flower border at one side and at the corner of the garden is an octagonal summer house with cedar shingle roof. The garden is enclosed by walls and fencing with trelliswork and tall climbing plants for privacy.

The front garden is enclosed by a retaining brick wall surmounted by wrought iron railings and a complementary gate opens onto the contrasting-coloured quarry-tiled pathway which extends across the garden, with steps up to the main entrance. The garden has a pebbled area, established shrubs, bushes and an attractive evergreen tree.

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.

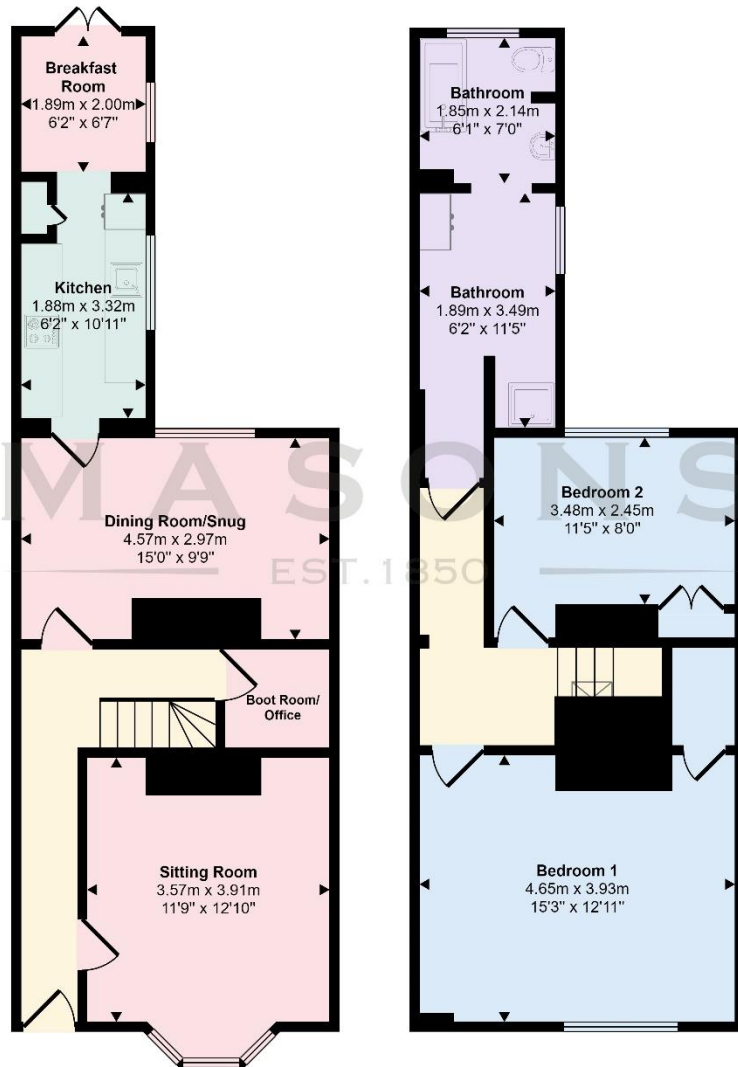
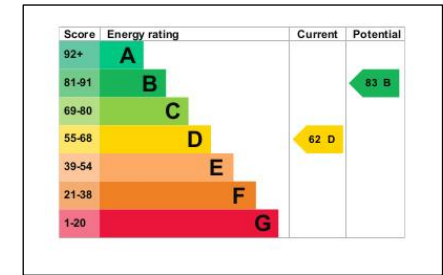




Approx Gross Internal Area
102 sq m / 1098 sq ft



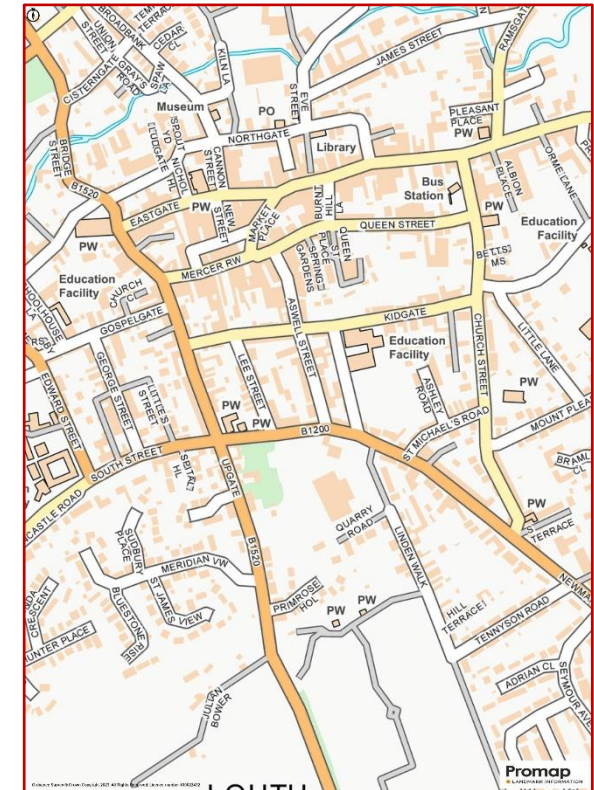
*Floorplans, Maps and
EPC Graph
A PDF of the full EPC
can be e-mailed
on request.*



Ground Floor
Approx 52 sq m / 556 sq ft

First Floor
Approx 50 sq m / 542 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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