



8 Little South Street, Louth, LN11 9JR

M A S O N S
EST. 1850

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A charming two bedroom cottage positioned in the west conservation area of Louth market town, positioned on a very quiet road with retained period features and well planned accommodation. Briefly, the property comprises lounge with open fire, dining room, kitchen, while to the first floor are two double bedrooms and family bathroom. Externally, the property has on street parking available outside, while to the rear is a delightful courtyard catching the afternoon and evening sun with views of St. James' church, and benefits from two outbuildings. The property is ideally situated less than five minutes' walk to shops and amenities.



Directions

From St. James' church, travel south on Ugate to the traffic lights. Turn right here along South Street and then shortly on the right will be the turning into Little South Street and the property will be found on the left side.

The Property

Believed to date back to the late Victorian era, this charming two bedroom cottage is positioned down an unadopted, quiet road close to Louth market town centre and has brick-faced walls with pitched timber roof and slate roof covering. Heating is provided by way of a Worcester gas boiler which is serviced on a regular basis and the property has original timber sash windows with the addition of an open fire to the lounge.

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 the front timber entrance door, painted grey with window above, into the cosy lounge with retained Period features including fireplace with timber surround, tiled backing and open grate fire with black-painted tiled hearth. Oak-effect laminated flooring with original timber sash window to front. Electric meter to one side and having attractive period decoration throughout. Door through to:

Central Hallway

With staircase leading to first floor with timber banister. Grey painted floors and door through to:





Dining Room

A beautifully kept room with attractive decoration, chimney breast and marble hearth with gas connection point if required. Further oak-effect laminate flooring, timber sash window to rear. Door giving access to the large understairs storage cupboard with shelving provided, creating an ideal pantry.

Kitchen

Galley style kitchen with hand made base units painted duck egg blue with one and a half bowl ceramic white sink and chrome pull-out mixer tap, window overlooking garden and having the wall-mounted Worcester gas-fired boiler. Space and plumbing provided for dishwasher, tiling to splashbacks and to one side is the electric Bush free-standing oven with four-ring gas hob above. Space to side for



fridge/freezer. Timber door leading to rear garden and having wood-effect vinyl cushion flooring.

First Floor Landing

With step up to side leading to the rear bedroom and bathroom. Painted hardwood flooring and dado rails to wall. Timber doors to bedroom and bathroom and loft hatch to roof space.

Bedroom 1

Situated at the front with timber sash window. Chimney breast with cast iron fireplace and grate with black painted hearth. Period decoration to walls and cream painted hardwood flooring. To one side is a cupboard giving access to a useful wardrobe with rail and shelving.

Bedroom 2

Situated at the rear, a further double bedroom with window overlooking





rear garden. Neutral decoration and cream painted hardwood floors.

Bathroom

Superbly appointed suite with roll-top, part free-standing bath to one side with tiled splashbacks, taps and hand shower attachment. Large corner shower cubicle with curved glass doors, tiling to wet areas and having thermostatic mixer. Wash hand basin and low-level WC. Frosted glass window to side. Attractive wallpaper to walls, part-sloping ceiling and cream painted hardwood floors.



Garden

Gravel and paved garden with brick wall boundaries and ample space for potted plants, leading into the rear section with planted borders and climbing plants up the high brick garden boundary wall. Laid to low

maintenance paths and gravel throughout, making an ideal space to relax. Right of way is provided for one neighbouring property to cross the rear of the garden. The garden has a superb view of St. James' church to the side. At the front of the property is a concrete path with space for further potted plants and on street parking is usually available directly outside the property.

Outbuildings

Attached to the rear of the property are two outdoor stores, one with power and water supplied, providing a useful space as a laundry room with space for a washing machine, cupboards and shelving provided with light.

The second outbuilding has a gardener's WC and would make ideal further storage and also houses the water meter. (main water meter in kitchen).





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
72 sq m / 775 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft

First Floor
Approx 34 sq m / 370 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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