



12, South Street  
Louth LN11 9JS

**M A S O N S**  
EST. 1850

## 12 South Street, Louth, Lincolnshire LN11 9JS

Positioned in the south-western Conservation Area of Louth and convenient for the town centre facilities, this Period town house enjoys an elevated position with front garden and a sheltered walled rear courtyard-garden on the sunny south side. There are three first floor bedrooms, bathroom and a landing with feature window, two ground floor reception rooms, hallway, kitchen and long utility/shower room. Gas central heating system. For sale with NO CHAIN.



*Attractive views from the front windows - church spire in the distance*



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### Directions

From St James' church travel south on Ugate and at the traffic lights turn right along South Street. Number 12 is just a short way along, on the left side, standing back from the road.

### The Property

This attractive bay window Period town house stands in an elevated position just a short distance from the centre of Louth. The property is thought to date back to the early or mid-1800s and has solid brick walls beneath pitched timber roof structures covered in natural slate. The majority of windows to the rear are now uPVC double-glazed units and heating is provided by a modern gas-fired central heating system. There is a special feature fireplace in the sitting room with gas fire inset.

The rooms are well proportioned and there is a walled courtyard-garden to the rear which forms a suntrap for a large part of the day.

### Accommodation

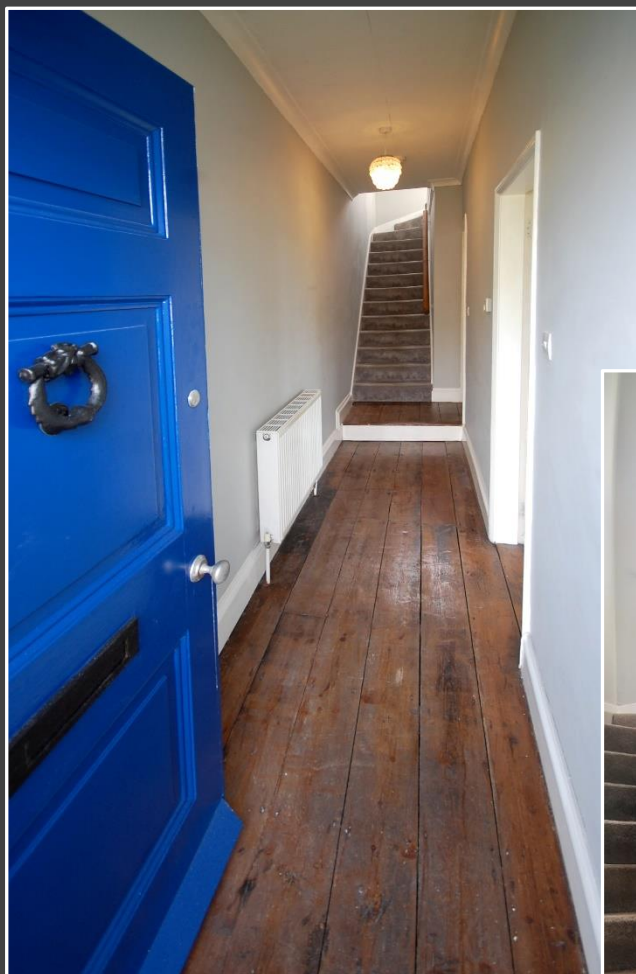
(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

### Ground Floor

The property is approached from the front garden over a flight of stone steps leading up to the main entrance. The front door is of three-panel style and painted a rich blue colour, set into a white moulded, pillared frame with a lantern over and a leaded, glazed fanlight above. The door opens into the:

### Entrance Hall

A good size and on split levels with stripped pine floorboards, coved ceiling, radiator and central heating





thermostat. A base cupboard to the corner houses the electricity meter and above this is the consumer unit with MCBs. Ceiling light and carpeted staircase at the rear with pine handrail adjacent, leading to the first floor. White moulded six-panel doors open into the two reception rooms.

### Sitting Room

An attractive and elegant reception room at the front of the property with a magnificent cast iron fire surround with deep mantel shelf, ceramic tiles inset and a gas fire to the centre. Walk-in bay window with centre sliding sash, high moulded skirting boards, picture rail, decorative rose to the ceiling light point, radiator and two wall light points. Stripped pine floorboards and the opening to the bay window is framed.

### Dining Room

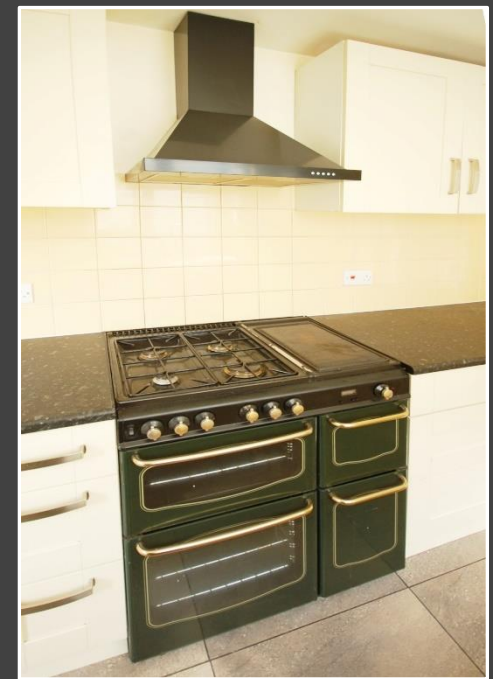
A good size room with large framed window to the rear elevation which is uPVC double glazed and overlooks the walled courtyard garden. Display recess to the chimney breast and adjacent is a full-height, built-in shelved store cupboard with



two pairs of doors, all painted white. Radiator, picture rail, decorative rose to the ceiling light point and six-panel door to a good size understairs store cupboard with shelving.

### Kitchen

Fitted with a range of units finished in cream with metal handles and comprising base cupboards, wide drawer unit with deep pan drawers, roll-edge, granite-effect work surfaces and ceramic tile splashbacks. White ceramic, one and a half bowl single drainer sink unit with ornamental mixer tap, recess with plumbing for washing machine/dishwasher and double-glazed side window above the sink unit, facing the courtyard. Matching range of wall cupboards and range cooker finished in matt black with four gas rings, hot plate, main oven, top oven/grill and side warming cabinets. Wall-mounted Vaillant gas-fired combination central heating boiler with integral programmer. Ceiling downlighter spotlights, radiator and space with power points for an upright refrigerator. Part-glazed (double-glazed) door to outside. Painted steps up and wide six-panel door to the:





### Utility Room/Shower Room

An excellent size with a long range of base units finished in cream and comprising base units with drawers to the side; roll-edge textured work surface with mosaic tile splashback and a wide, rectangular-design white sink unit inset with ornamental mixer tap. uPVC double-glazed window to the side elevation above the wash basin and further small matching window on the side elevation at the rear. Ceramic-tiled floors extend through from the kitchen into the utility room and at the far end of the latter there is a white, low-level WC and a splash-boarded and glazed shower cubicle with folding glazed door and shower mixer unit with flexible handset on wall rail. High-level towel rail, extractor fan, sloping ceiling and two circular fluorescent lights. Space with plumbing for washing machine or dishwasher.

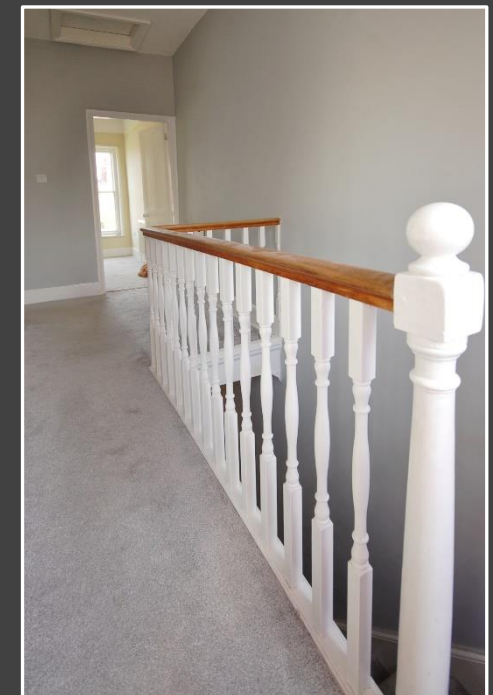
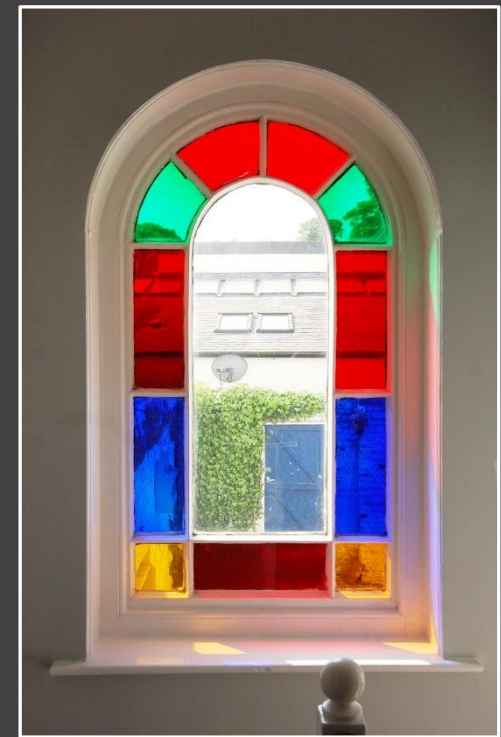
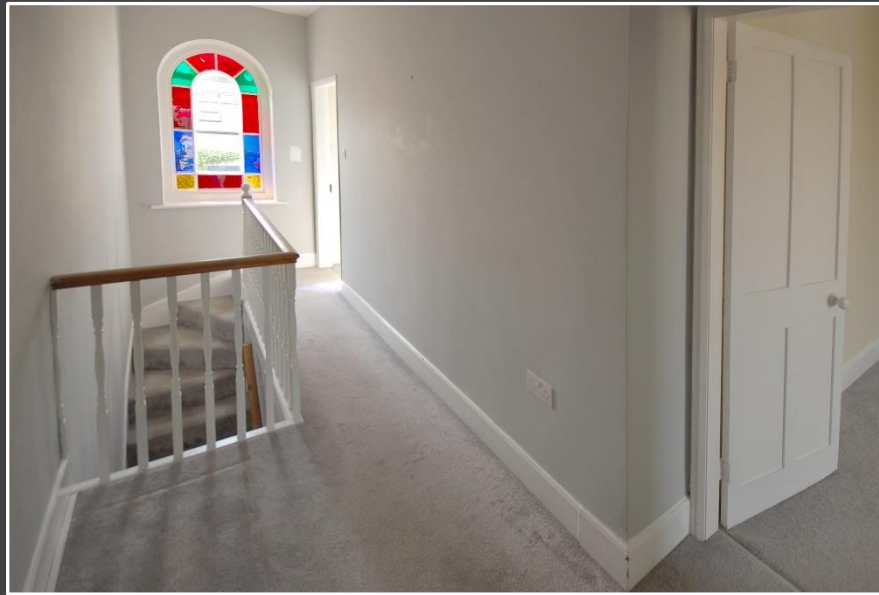
## First Floor

### Landing

An excellent size with a white-painted spindle balustrade having a hardwood handrail and turned newel post extending around the stairwell. There is a multi-coloured arched window to the rear elevation which is a particular feature of the house and white four-panel doors lead off to the bedrooms. Radiator and trap access to the roof void; ceiling-mounted smoke alarm.

### Bedroom 1 (rear)

A spacious double bedroom with moulded picture rail, large uPVC double-glazed rear window and radiator. White-painted double doors to a built-in wardrobe with clothes rail and shelf, together with top shelved store cupboard over. White, moulded four-panel door with steps down to the:





### Bathroom

A good size with a ceramic-tiled floor and a white suite comprising low-level WC, Period style pedestal wash hand basin and panelled bath, above which there is a shower mixer unit with handset on wall rail. Adjacent to this, there is a tall built-in store cupboard. Radiator, towel rail, sloping ceiling, part ceramic-tiled walls extending to high level in the shower area above the bath and side uPVC double-glazed window with mosaic-tiled sill.

### Bedroom 2 (front)

Another good size double bedroom with radiator, sash window on the front elevation, and white-painted double doors to a built-in wardrobe by the chimney breast with clothes rail, shelf and storage space over. The front window presents a view towards the terraced cottages on the opposite side of South Street and above their roofline, the spire of St. James' church is clearly visible.



### Bedroom 3 (front)

A good single bedroom with radiator and front sash window, also enjoying views towards the spire of St. James' in the distance. Moulded picture rail.



## Outside

To the rear of the house there is a walled courtyard garden on split levels and principally laid to gravel, with an area of artificial grass and a door from a pathway at the rear. The garden is an ideal space for hanging baskets, tubs and flowerpots and has an outside light and a latch door to a brick-built garden store within the rear single storey wing. Standing on the south side of the house, the courtyard garden forms a suntrap for the majority of the day.

At the front of the property there is an attractive garden set behind a brick boundary wall with a Period cast iron gate and ornate pillar. From here, steps lead up onto a winding gravel pathway which continues to further stone steps beyond with handrail adjacent, to the main front entrance. A paved area extends across the front wall of the house and the front garden is laid to lawn with flower beds and borders and a hedge at the side.



## 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.

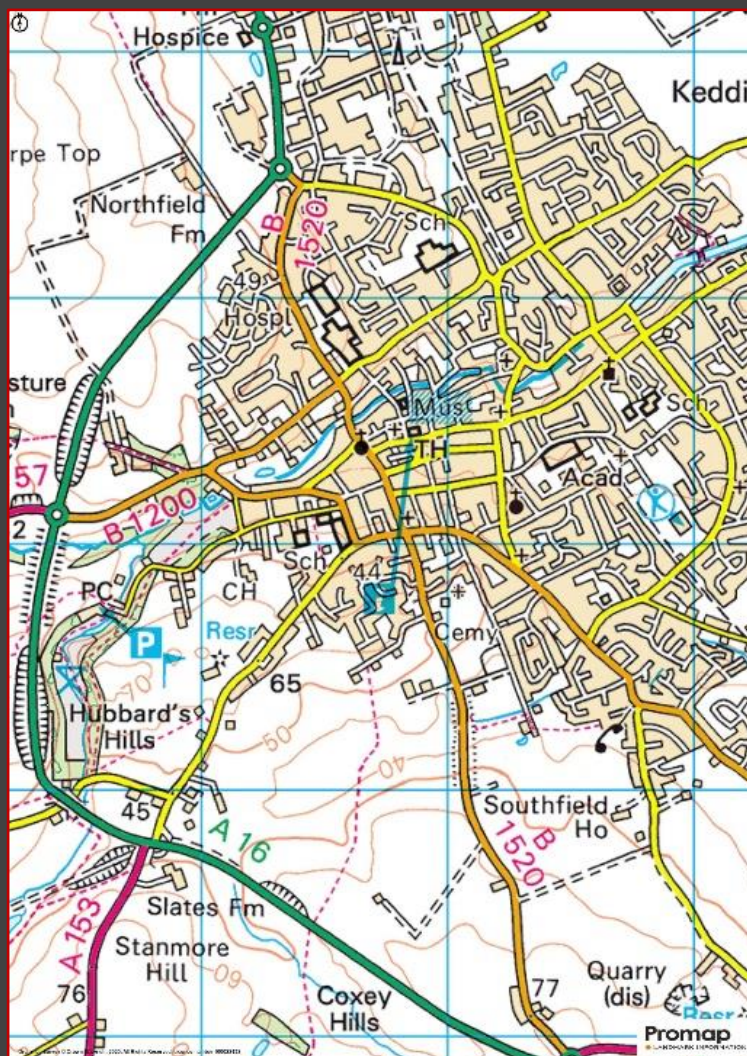


## Location

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.

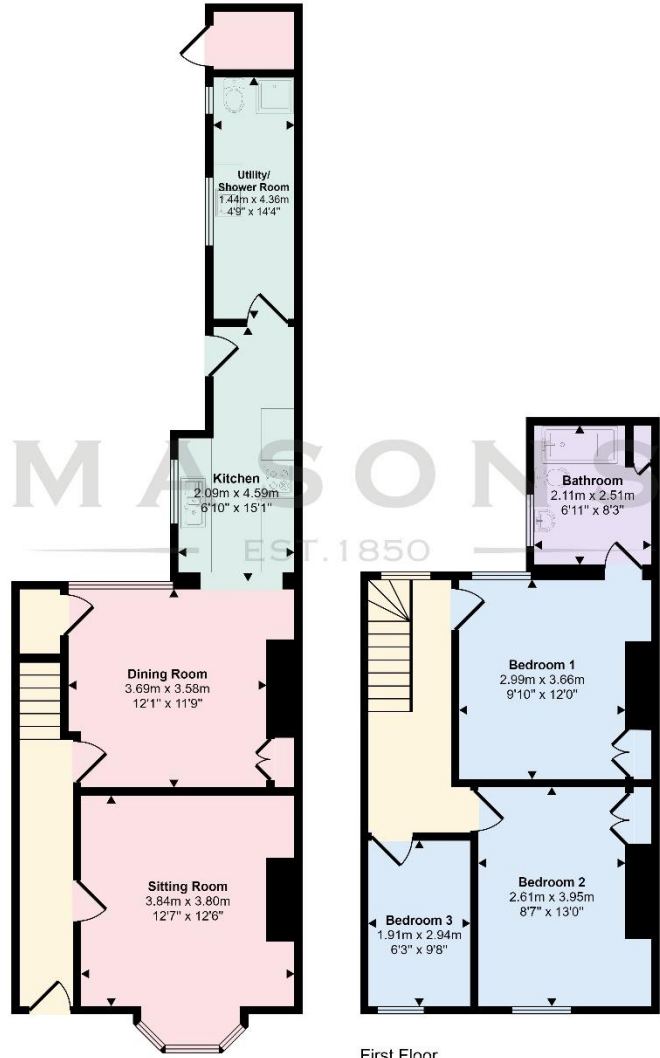
There are highly regarded primary schools and academies including the King Edward VI Grammar. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre 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.

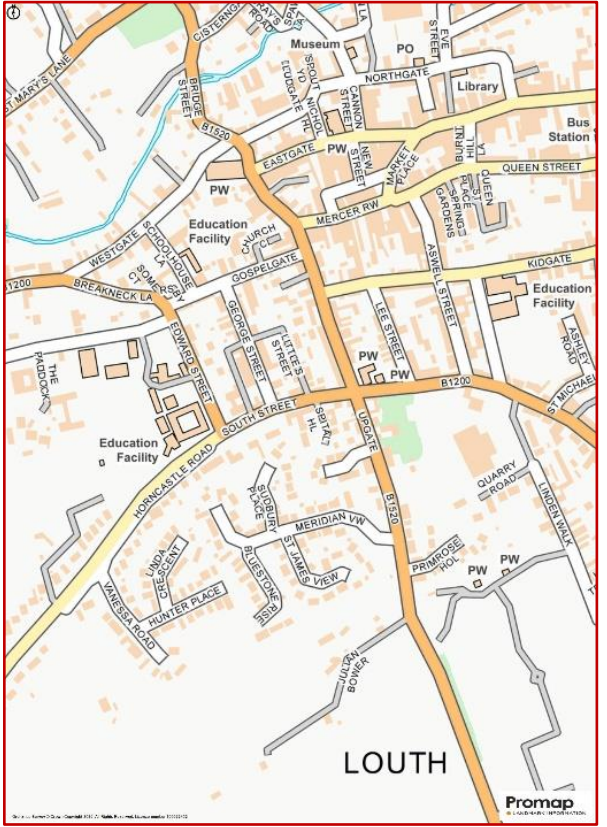
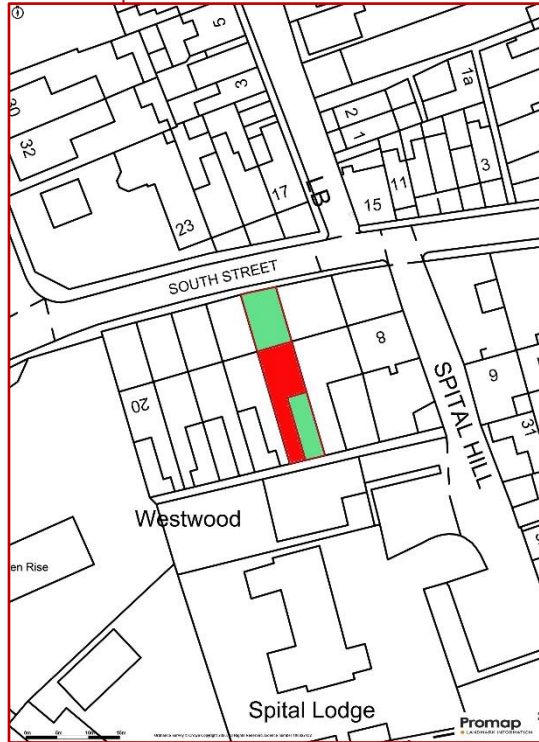


### *St James' Church, Louth*

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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