

MASONS

EST. 1850

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SALES & LETTINGS



12 WELLINGTON STREET
LOUTH, LN11 0JS

ABOUT 12 WELLINGTON STREET...

A surprisingly spacious 2 bedroom terraced house with attractive open plan homely accommodation. Finished to a modern standard this beautiful home offers Lounge diner, breakfast kitchen with utility or sun room beyond. Upstairs two generous bedrooms with family bathroom. A spacious south west facing rear courtyard completes this superb home located just a few minutes' walk to the centre of Louth.

Directions

From St. James' church proceed north on Upgate, turn second left into Mercer Row and follow the road through the town centre. Continue to the two mini roundabouts on the far side of town and at the second of these, turn left along Ramsgate and then turn third left into James Street. Wellington Street is the first turning on the right and the property will be found a short way along on the left.

The Property

This mid-terraced house is thought to date back to around 1900 and is of solid brick construction beneath pitched timber roof structures covered in concrete tiles. The front elevation belies the size of the accommodation within and the rooms are heated by a gas-fired central heating system with an efficient condensing boiler fitted in 2021 with pressurised hot tank. The original windows have been replaced with uPVC double-glazed units. The property has recent improvements including replacement of a rear roof and fitment of brand new kitchen.



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ACCOMMODATION

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

Entrance Hall

Part glazed UPVC door with window above, cupboard housing the electric meter and consumer unit. Panelling to walls with dado rail and tiling to floor.

Lounge Diner

A superb family and entertainment space being open plan with lounge to front with window and chimney breast, coving to ceiling, grey painted walls with carpeted floor. Opening in to the central dining area with dark oak effect laminated flooring, window to rear and staircase leading to first floor with arch way through to;

Breakfast Kitchen

Newly fitted kitchen with a good range of base and wall units finished in stone coloured shaker style with chrome handles, slim roll top marble effect





laminated work surfaces with white metro tiling to splashback. Zanussi single electric oven and four ring gas hob with extractor above, stainless steel sink and space and plumbing provided for washing machine. Ideal Logic heat boiler to wall, window and door to garden with oak plank effect tiling to floor. Breakfast area to end with further window and opening through to;

Utility/Sunroom

Positioned at the rear of the house and being a very useful versatile room with double patio doors to garden, spotlights to ceiling and oak plank effect tiled floor with shelving to side. A delightful, sunny space having a southerly aspect.

First Floor Landing

Carpeted stairs and landing with timber banister and spindles, spotlights and loft hatch to roof Space. Six panel doors to bedrooms and a cupboard to side housing the pressurised hot water cylinder with shelving provided for laundry with timer controls to side.



Bedroom One

A large double bedroom to the front with chimney breast with spaces to either side, ideal for wardrobes, neutral decoration and having oak affect laminated flooring.

Bedroom Two

With a large window overlooking garden, heritage colour schemes and having washed oak effect laminate flooring.

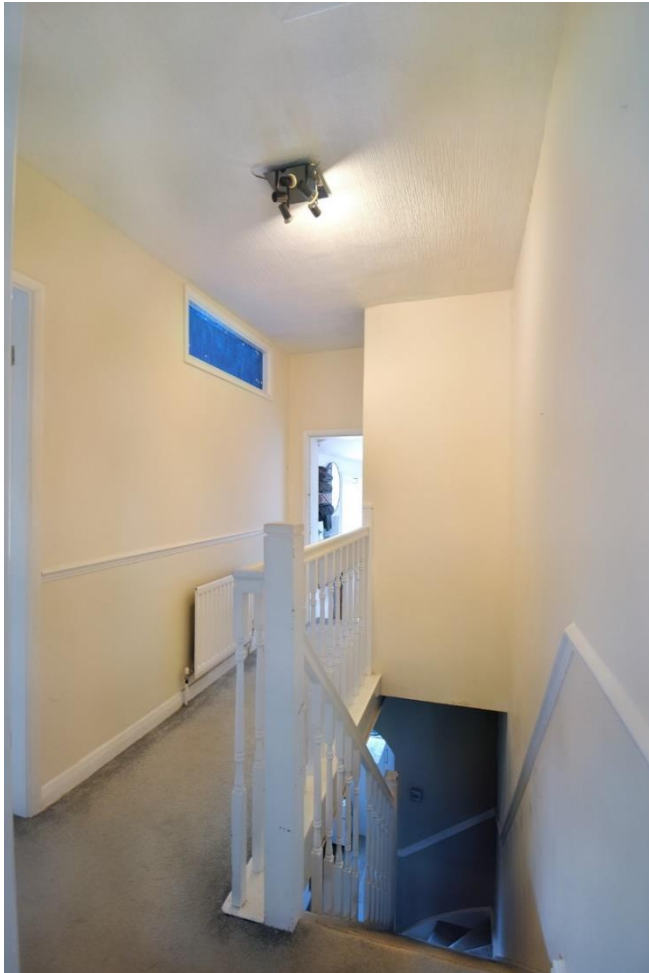
Bathroom

Steps down into family bathroom with corner bath and shower attachment. Grey tiling to wet areas. Low-level WC and wash handbasin. Frosted glass window to side and vinyl cushion flooring.

Garden

A delightful and sunny garden having a south-westerly aspect laid to low maintenance paving ideal for outside dining and barbecues with brick boundary wall and inset fence panels, outside light. Useful storage unit to rear boundary with gated access onto shared passage giving access to Woodland road.





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.

Viewing

Strictly by prior appointment through the selling agent.

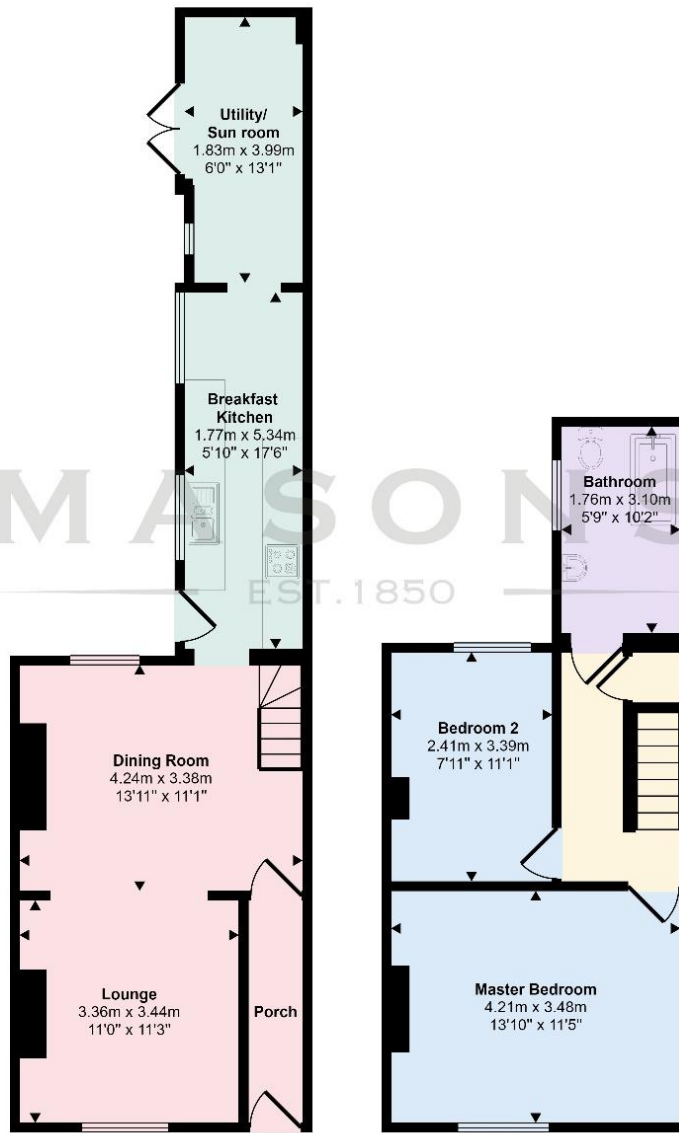
General Information

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.

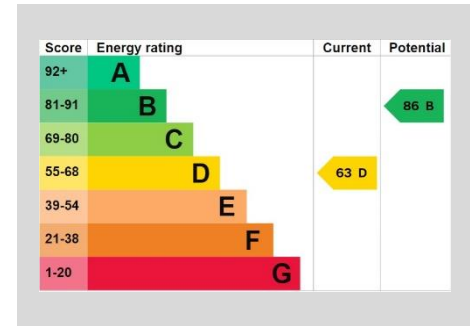


FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
83 sq m / 898 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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