

# MASONS

EST. 1850



92 & 92A NEWMARKET  
LOUTH, LN11 9EQ

## ABOUT 92 & 92A NEWMARKET....

A superb opportunity to acquire a period townhouse positioned centrally in Louth benefitting from separate annexed accommodation to the rear. Comprising a 3 bedroom home and an adjoining rear 2 bedroom cottage making an ideal annexe for merging families or holiday let with potential to be returned to one large single dwelling (STP). Standing in an elevated position looking over the town the property enjoys a large beautifully kept south west facing garden, while internally the main house comprises a grand sitting room with bay and dining kitchen with 3 double bedrooms and bathroom. The cottage has a lounge and kitchen diner with 2 bedrooms and bathroom.

### Directions

From St. James' Church on Ugate, proceed south to the traffic lights turning left onto Newmarket. Continue along Newmarket until the junction with Church Street on the left and the property is immediately on the right.

### The Property

Believed to date back to the Victorian era, this superb period terraced home of particularly grand design has brick-faced walls with pitched timber roof construction covered in slate tiles. The property sits in an elevated position above the road with large bay window to the sitting room with the accommodation upstairs being



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considerably wider due to being built over the passageway. The property has been separated around 50 years ago to provide a three-bedroom dwelling with attached separate two-bedroom annexed cottage (92a), ideal for merging families, rental or holiday cottage use and could be reverted back to its original format as one complete property by removal of the blocked doorways to ground and first floor (subject to planning). Heating is provided by two separate gas boilers which are serviced on a regular basis and the windows to the front have been recently replaced only around five years ago, with brand new timber-framed sash with double-glazed panes and are in superb condition, with the rear benefitting from uPVC double-glazed windows and doors.

### Accommodation

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



### Entrance Porch

Having glazed double timber doors with frosted glass. Tiled floor and grey painted brickwork providing a useful space for storage of shoes and having aluminium frosted glazed door with windows to side, giving access to the:

### Entrance Hall

Grand entrance with cornice to ceiling and archway, high ceilings and staircase leading to the first floor. Useful understairs storage cupboard, currently used as a pantry. Coat hooks to side, smoke alarm to ceiling. Cupboard to side housing the electric consumer unit and meter. Herringbone style, oak-effect flooring.

### Sitting Room

A superb grand room with high ceilings, cornice, picture rails and ceiling rose. Large walk-in bay window with timber sash windows with panelling below. High level skirting boards,



chimney breast having original tiled fireplace with inset coal-effect gas fire and marble hearth and painted stone surround. Ceiling fan with lights and grey carpeted floor.

#### Dining Kitchen

A spacious entertaining area having ample space to centre for dining table. A good range of base and wall units to both sides finished with ivory Shaker style doors. Space provided for fridge and freezer, walnut-effect roll top laminate work surfaces with attractive metro style tiling to splashbacks. Single bowl Franke resin sink and space and electrics provided for free-standing cooker with extractor fan above. To one side is the integrated slimline Flavel dishwasher with plumbing for washing machine. Chimney breast having opening and housing the floor-mounted Ideal Mexico gas boiler with timer control, picture rails to wall and walnut-effect laminate floor covering, spotlights to ceiling and window and door to rear courtyard.

#### First Floor Landing

Having timber banister and spindles with half landing with steps leading to bedrooms and bathroom with period four-panel timber doors, loft hatch to roof space and smoke alarm, carpeted floor.





### Bedroom 1

Positioned at the front with twin windows. A bright and airy space with chimney breast to one side and benefitting from built-in wardrobes. Attractive decoration in blue with carpeted floor and being a generous double in size.

### Bedroom 2

Positioned at the rear with window overlooking the extensive garden. Double in size with carpeted floor, uPVC window and built-in wardrobe with shelves to one side of the chimney breast.

### Bedroom 3

A further double room at the front with sash window, carpeted floor and wardrobe and dresser units to side included in sale.

### Family Bathroom

With period fittings having cast iron bath with hand shower attachment and fitted curtain rail above bath, high-level WC and wash hand basin set within tiled worktop with cupboards below. Fully tiled walls and tile-effect vinyl cushion flooring. Frosted glass window to rear and airing cupboard to corner housing the hot water cylinder with immersion heater and shelving provided for laundry.



## ANNEXE (92A)

### Annexe (92a) Newmarket

#### Entrance

Accessed via the rear courtyard, having part-glazed uPVC door, laminated floor and staircase to first floor. Window to side, six-panel pine door into:

#### Lounge

Having large window overlooking rear gardens, laminated oak-effect floor with electric coal-effect fire and timber surround fireplace. Dado rails to wall and door through to:

#### Central Hallway

Tiled floor and understairs storage area with opening through to:

#### Dining Kitchen

Large range of base and wall units with roll-top, wood-effect laminated work surfaces, Metro style tiling to splashback, one and a half bowl sink with window overlooking the courtyard. Space and plumbing provided for washing machine, Hotpoint single gas oven and Electrolux four ring gas hob with extractor fan above. Space for under-counter fridge and brick-clad chimney breast with









inset Glow Worm gas boiler with chimney extractor hood. Tiling to floor and ample space for dining table.

#### First Floor Landing

With pine floorboards and six-panel pine doors to bedrooms and bathroom.

#### Bedroom 1

Window to side, pine floorboards and being a good double in size with loft hatch to roof space.

#### Bedroom 2

A further double bedroom with large window overlooking rear garden. Pine floorboards.

#### Bathroom

White suite consisting of back-to-wall WC, wash hand basin with cupboards below, tiled bath and fully tiled walls in white with feature border to perimeter. Frosted glass window to side and pine floorboards, illuminated mirror above basin, extractor fan and spotlights to ceiling, chrome heated towel rail to side with built-in cupboards housing the hot water cylinder and shelving provided for laundry.



## Outside

### Front Garden

Laid to low maintenance paving on two levels with brick boundary wall, having raised planted areas. Paved pathway from leading to the front door. To one side is the shared pathway leading to the rear garden and also giving access to the rear cottage.

### Courtyard

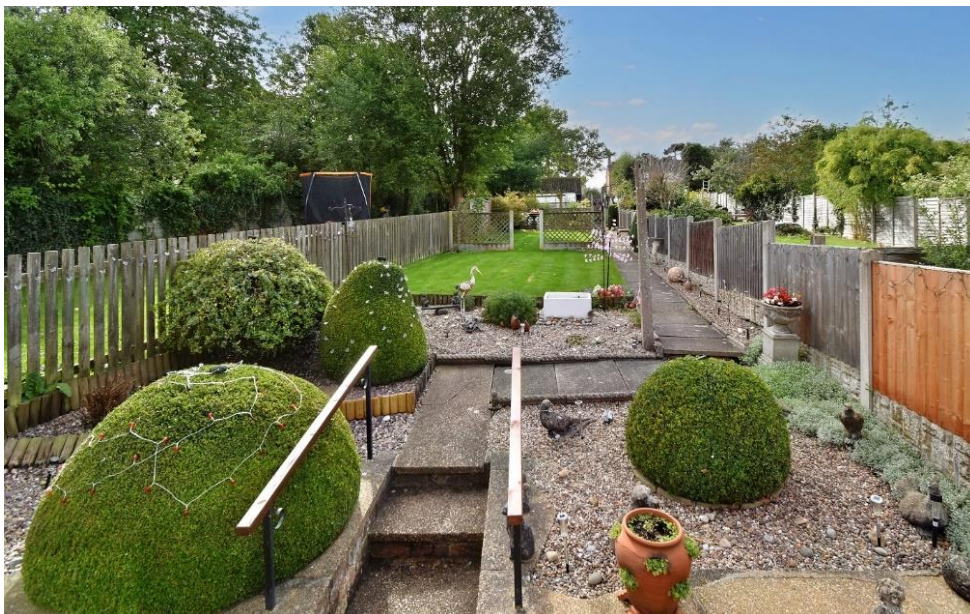
Laid to paving giving access to the main dwelling and also the cottage. Brick perimeter wall, outside tap and light and housing the gas meters. Access back to the road via shared passage. Ample space for al fresco dining with patio areas and crossing the shared path into:





### Rear Garden

Steps up with hand rails to gravel area, pathway continuing the full length of the garden which benefits from a south-westerly aspect. Mature bushes and shrubs and fencing to side boundaries. Concrete posts for washing line. Large, well-maintained lawn with planted borders to one side, leading to two further paved patio areas with timber pergola with elevated position towards the rear. The garden then extends, giving access to the aluminium-framed greenhouse and timber garden shed with water collection butts, with further paved area to the far rear, ideal for bin storage. Brick rear boundary wall and the garden benefitting from some shelter at the rear from neighbouring trees.



### 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

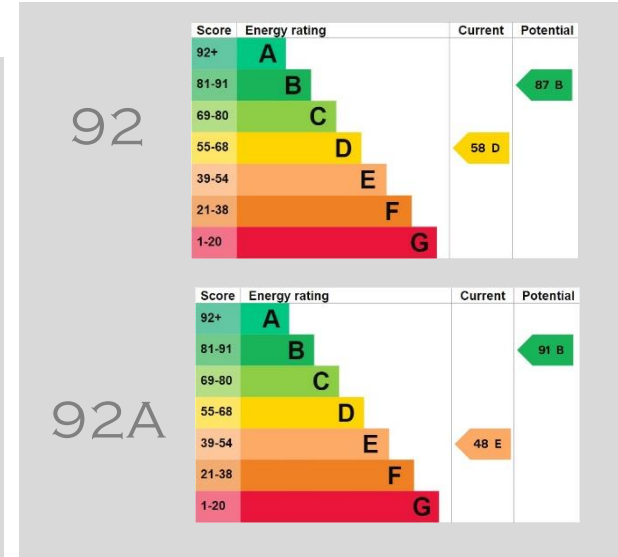
Strictly by prior appointment through the selling agent.

### 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. 92 Newmarket is in Council Tax band B and 92a Newmarket is in Council Tax band A.



# FLOORPLANS AND EPC GRAPH



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