



19 SOUTH STREET
LOUTH, LN11 9JS

MASONS
EST. 1850

ABOUT 19 SOUTH STREET...

Ideally positioned in the Conservation Area of Louth and convenient for the town centre facilities, this period town offers charm and character in abundance while enjoying modern open plan accommodation. Set back from the road with front garden while the rear enjoys a sheltered garden space to relax with covered store. Internally the Hall leads to Lounge diner benefitting from an 8kw multifuel burner, kitchen with pantry, utility and WC. The first floor provides three bedrooms with bathroom off the spacious landing.

The Property

This attractive Period town house is positioned just a short distance from the centre of Louth and is believed to date back to the late Victorian era, around 1890, having solid brick walls with pitched roof. The property has retained its original timber sash windows and heating is provided by way of a modern gas-fired central heating system with wireless Nest controller and is supplemented by an 8kw multi-fuel burner located in the lounge, which was only fitted around two months ago. A large proportion of the original timber floors have been exposed and refurbished to a good standard.



ACCOMMODATION

Directions

From St. James' church travel south on Upgate and at the traffic lights turn right along South Street. Number 19 is just a short way along on the right side.

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

Entrance Hall

Having timber glazed door with arched widow above and courtesy lighting, to the spacious hall with solid timber flooring. Staircase leading to first floor with timber banister and carpeted treads. Spotlights to ceiling also housing the electric meter and consumer units. Columned radiator to side and step down into useful understairs storage area.





Lounge Diner

A superb open plan space with lounge area to front with large sash window overlooking the garden. Cornice to ceiling and having superb feature fireplace with brick surround, timber mantelpiece and stone hearth with recently fitted 8kw multi fuel burner, column radiator and solid timber floorings opening through to dining area. Further window overlooking rear garden, feature fireplace with alcove and timber mantelpiece. Solid timber flooring, spotlights to ceiling and unique open wall to side with spindles to the landing. Opening through to:

Kitchen

Having a good range of base and wall units with black handles, range of pull-out storage units and benefitting from solid timber worktops with inset one and a half bowl Smeg sink, chrome mono mixer tap and attractive tiling to all splashbacks. Free-standing Zanussi double electric oven with four-ring hob



above and extractor. Deep pan drawers and vertical column radiator. Built-in Beko dishwasher, under-unit lighting, tile-effect flooring and Dimplex heater to kick board. Spotlights to ceiling and alcove to side providing a useful pantry area. Stable-style timber door giving access to rear garden and door through to:

Utility Room

Space provided for fridge/freezer, built-in cupboards to side, space and plumbing provided for washing machine with glazed door through to:

WC

With built-in cupboards, wash hand basin, low-level WC, window to rear and also housing the Boulter Buderus gas-fired central heating boiler and benefitting from Nest remote wireless thermostat controller. Continuation of tile-effect floor.





First Floor Landing

Timber banister and spindles, carpeted floor, half landing with access to bathroom and remaining three bedrooms to the top landing. Loft hatch giving access to roof space. Neutral decoration and four-panel doors.

Bedroom 1

Large double bedroom with window overlooking the front. Built-in wardrobes either side of chimney breast, carpeted floor and heritage style decoration, currently set up as a home office.



Bedroom 2

Positioned at the rear with sash window with views over St. James' church. Solid timber flooring, neutral decoration, built-in wardrobe to side.

Bedroom 3

At the front, single in size and currently used as a store room with window overlooking the front and carpeted floor.

Bathroom

Positioned at the rear with frosted glass window, large free-standing bath, low-level back to wall WC, wash hand basin in free-standing timber mounting. Attractive travertine style tiling to half-height walls. Ceiling and wall-mounted lights. Large walk-in shower with pivoting door and glass block wall to one side, PVC panelling to wet area with thermostatic mixer and rainfall shower head attachment. Alcove to side fitted with shelving, column radiator and dark oak-effect vinyl cushion flooring, extractor fan to wall.





Front Garden

Accessed via wrought iron pedestrian gate with stone steps up to front door. Gravelled area to side having a range of mature trees and a palm tree. Brick boundary wall to front and gas meter.

Rear Garden

Delightful low-maintenance courtyard catching the afternoon and evening sun with high-level, white painted brick boundary walls providing a sheltered space to relax in. Laid to paving throughout with a raised, rendered planted border incorporating a timber bench. Outside tap and light. A timber gate gives access to a private passageway leading across the back of another property, having walled boundaries with gated access onto Little South Street, currently with timber pergola, roof and corrugated roof covering providing a useful outdoor store with fitted shelves to walls, perfect for tools and bikes etc.

OUTSIDE





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.

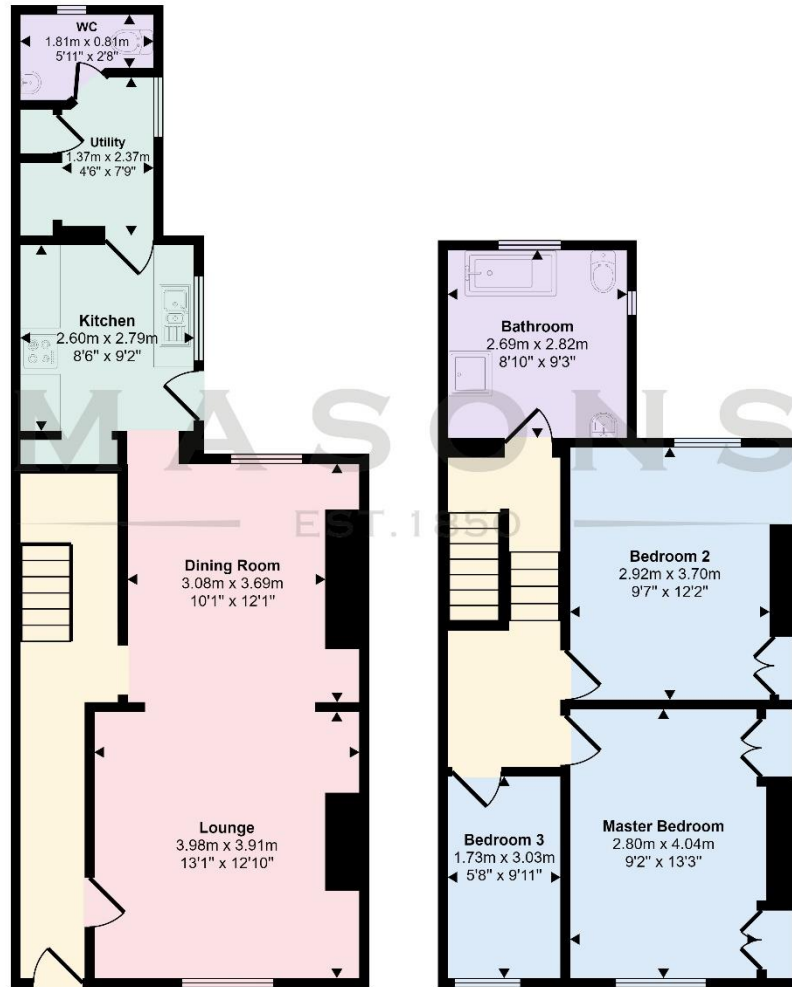
General Information

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 B.



FLOORPLANS AND EPC GRAPH

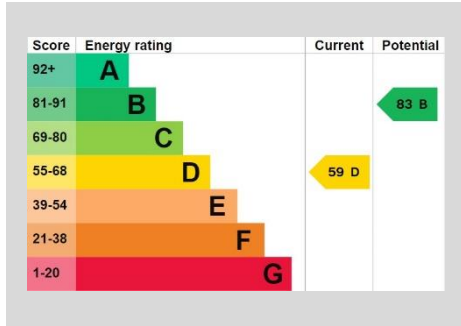
Approx Gross Internal Area
103 sq m / 1109 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft

First Floor
Approx 50 sq m / 535 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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