

MASONS



71 CHURCH STREET
LOUTH, LN11 9BZ

MASONS
EST. 1850

ABOUT 71 CHURCH STREET...

A superb opportunity to acquire a spacious detached family home within Louths' Conservation Area, having period charm and set within a large plot with off-street parking and garage, offering tremendous potential in such a sought-after area. The property briefly comprises kitchen, dining room, two reception rooms, spacious hall, WC and pantry whilst to the first floor are four double bedrooms, bathroom and further WC. Externally, the wrap-around gardens are in an elevated position with access to the rear to the ample driveway and garage with outbuildings.

Directions

From St. James' Church travel south along Ugate and continue to the traffic lights. Turn left here along Newmarket and continue to The Brown Cow pub, turning left down Church Street. Travel along Church Street and the property will be found shortly on the right with the junction of Mount Pleasant.





71 CHURCH STREET, LOUTH, LN1 1 9BZ

The Property

A period detached property set within the conservation area of Louth retaining many of the original features and having brick-faced walls with pitched roof structure covered in slate tiles. The property is set on a large plot with wrap-around gardens and having driveway accessed from Mount Pleasant, providing parking and access to the detached garage and outbuildings. The property has high quality replacement timber sash windows with slim double-glazed panes fitted and heating is provided by way of gas central heating boiler with remote Hive thermostat. Up to date gas and electrical certifications.





Accommodation

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

Entrance Hall

Having covered porch with courtesy lighting and part-glazed timber door into spacious hall with high ceilings, original tiled floor and four-panel doors into principal rooms. Cupboard to side housing electric meter and consumer unit. Staircase to first floor with understairs storage cupboard. Hallway leading to part-glazed rear timber entrance door giving access to the driveway.

Lounge

Positioned at the front having windows to two aspects, dado rails to walls and having fireplace with marble hearth, timber surround and inset coal-effect gas fire. Carpeted floor.

Sitting Room

Positioned at the rear with windows to two aspects. Gas fire (decommissioned) to chimney breast and fitted cupboards and shelves with carpeted floor.

Kitchen

A large room with a range of base and wall units finished with Shaker style ivory doors. Attractive Metro style tiling to splashbacks, wood-effect, roll-top laminate work surfaces with single bowl stainless steel sink and four-ring gas hob with extractor above. Eye-level double electric oven and space and plumbing for washing machine and dishwasher. To the opposite side are further units with built-in under-counter fridge and separate freezer with serving hatch through to dining room. Two windows to side. Also housing the Alpha CD24R gas central heating boiler and having tile-effect floor with spotlights to ceiling. Door through to:

Pantry

With fitted shelving and window to side and tile-effect floor.

Dining Room

Positioned at the front with window. Shelving to side of chimney breast, dado rails to wall and carpeted floor. Serving hatch to kitchen and gas connection point for fire.





WC

Having low-level WC, wash hand basin with tiling to splashback, frosted glass window and tiled floor.

First Floor Landing

Timber banister, loft hatch to roof space and smoke alarm. Timber doors to bedrooms and bathroom with window to front and carpeted floor.

Bedroom 1

At the front with large window, a generous double in size with shelving to side of chimney breast and cupboards to side fitted with shelving. Carpeted floor.

Bedroom 2

A further large double with window to rear, shelving to side and carpeted floor.

Bedroom 3

Positioned at the front with window, a further good double room with built-in cupboards to side and carpeted floor.

Bedroom 4

Positioned at the rear and a final double room with window to rear and having built-in cupboard housing the pressurised hot water cylinder with shelving provided for laundry. Carpeted floor.

Bathroom

Panelled bath and thermostatic shower mixer with shower screen to side. Wash hand basin with fitted mirror and light above. To the opposite side is a large shower cubicle with sliding door, thermostatic mixer and rainfall shower head attachment with white marble-effect panelling within. Fully tiled walls in attractive colours, frosted glass window to rear, oak-effect floor, extractor fan to ceiling and chrome heated towel radiator. Built-in cupboards to side providing storage for laundry.

WC

With low-level WC, wash hand basin. Frosted glass window to rear and oak-effect floor.





Detached Garage

Of brick construction with pitched roof and concrete interlocking tiles. Up and over door to front with side pedestrian door and window. Light and power provided with shelving to rear wall.

Outbuildings

Of brick construction with pitched roof comprising two storage rooms fitted with shelving and brick floors with windows to side and timber doors. Ideal for storage of garden machinery and bikes, etc.



OUTSIDE

Front Garden

Having pedestrian gate and pathway leading up to the raised front garden laid predominantly to lawn with concrete pathways and a mixture of hedged and brick-built boundaries. Mature planted shrubs and bushes and to the side, a paved area having a timber seating area and timber garden shed. Water collection butt. Overall, a pleasant garden having an elevated position above the road with sunny westerly aspect looking across neighbouring rooftops. The garden extends around the side to a further grass and paved area.





Rear

Having wrought iron double gates giving vehicular access off Mount Pleasant to the gravel driveway providing parking for multiple vehicles and leading to garage. Concrete pathways and high-level brick boundary walls with fruit tree to side. Water collection butt, outside lighting and tap. To the side of the garage is the covered log store area and access to the outbuildings to the opposite side.

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.

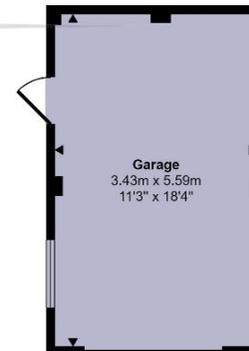
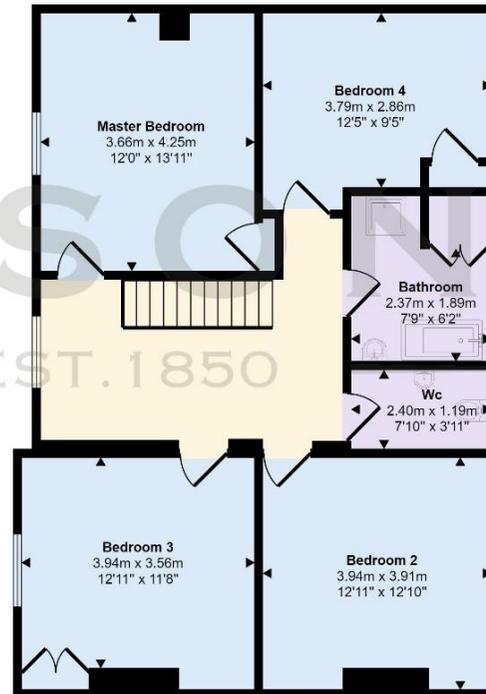
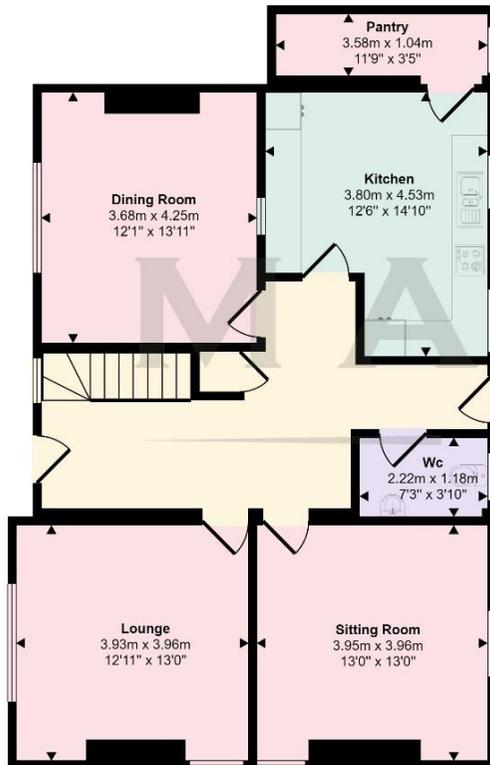
General Information

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 E.



FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
199 sq m / 2138 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 Shappy 360.

MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.