



Masons
EST. 1850

**35B GEORGE STREET
LOUTH, LN11 9JU**

ABOUT 35B GEORGE STREET...

A rare opportunity to acquire a beautifully presented and recently renovated two-bedroom first floor flat, situated within an attractive Georgian townhouse on this sought-after street to the west side of town. Located just a two minute walk from the centre, the property gives elevated views of St. James Church Spire.

Finished to a high standard and re-decorated throughout in neutral heritage-style colours, recently fitted kitchen and period-style panelling to the walls which add texture, depth and further character and charm to the property. The property also benefits from a private parking space. An early viewing is recommended on this fabulous turn-key property.

The Property

Built as part of the original Georgian town house, the property benefits from period features to include fireplaces to the Lounge and bedroom, picture rails and coving. The accommodation briefly comprises a kitchen with views of the Church spire, dining room, bathroom, a large and impressive lounge and two bedrooms, together with an outside space consisting of a sun terrace overlooking the western side of town and an off road parking space to the rear. Located in the conservation area of Louth, the property benefits from original sash windows, a modern gas combination central heating boiler and built-in kitchen appliances.



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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)

Dining Room

A good-sized dining room, with a dado rail and attractive panelling effect beading to the walls together with wood-effect laminated flooring and windows to two aspects. A built-in cupboard to the corner of the room houses the Ideal gas central heating boiler, and an arched opening leads through to the adjacent kitchen:





Kitchen

A smart, recently installed shaker style kitchen comprising a mixture of wall and base units in a dark grey colour with a mixture of oak-effect and marble-effect laminated work surfaces. The kitchen is fitted with a one and a half bowl white ceramic sink, built-in fridge freezer, New World double electric oven with a New World four ring gas hob over and an extractor hood above. The room has tiled splash backs above work surfaces together with wood-effect laminated floor coverings. A large window to the side elevation allows views of the St. James church spire.

Hallway

A good-sized hallway which features a dado rail and period panelling and beading to the walls, leads to the principal rooms, and boasts built-in storage cupboards to the side with the lower cupboard currently housing a free-standing washing machine with further useful storage above.

Bathroom

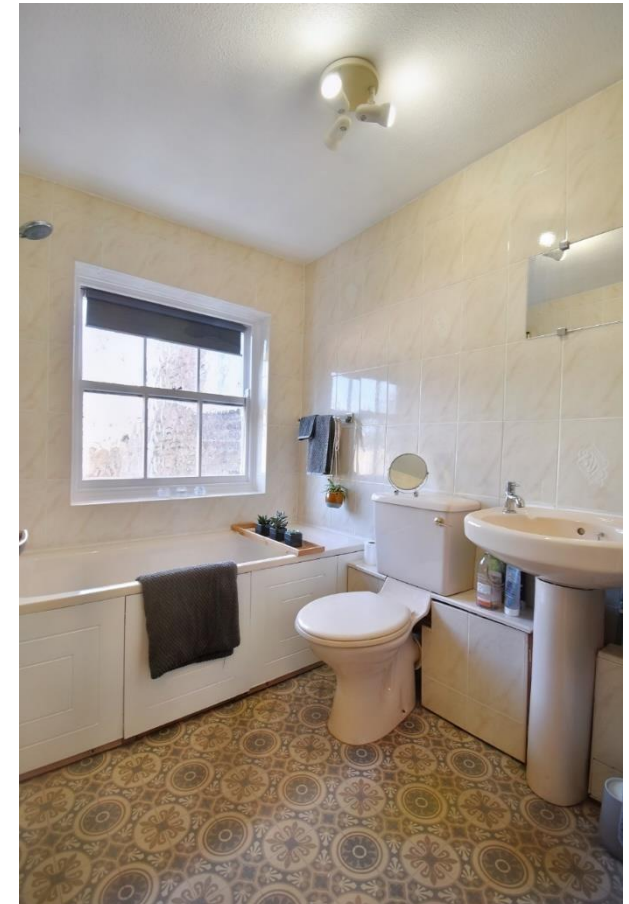
A good-sized bathroom comprising a neutrally coloured three piece suite comprising a low-level WC, wash hand basin, bath with shower attachment and screen to side, fully tiled walls and a window to the side elevation with frosted glass.

Sitting Room

A small set of steps leads up to the impressive reception room, which forms the centrepiece of the property, this grand room of very generous proportions has high ceilings with coving, a dado rail and a decorative ceiling rose. The room features a large fireplace with a cast iron grate and a wooden mantelpiece, together with smart built-in storage units and shelving to either side. The sizeable room allows space for a study/work area on one side. The room has lime-washed, wood-effect flooring and a large window to the rear elevation giving views over the scenic west side of town.

Bedroom 1

This good-sized double bedroom has Lime-washed wood-effect flooring and boasts a





Period cast iron fireplace, smart built-in wardrobes to the corner and a large window to the front elevation giving roof-top views over George Street.

Bedroom 2

Another double bedroom, has carpeted flooring, alcove to one end and a window to the front elevation. Electric consumer unit to side.

Outside

The property is accessed via the un adopted road to the rear of George Street, leading to a small courtyard providing parking for one large vehicle. The flat is accessed via a metal staircase leading to the rear balcony, which has views of St James Church spire and has space for a small seating area and garden plants and pots.

Tenure

The property is Leasehold and held for a period of 125 years from 2018 with a yearly ground rent of £200.

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 Hubbards 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

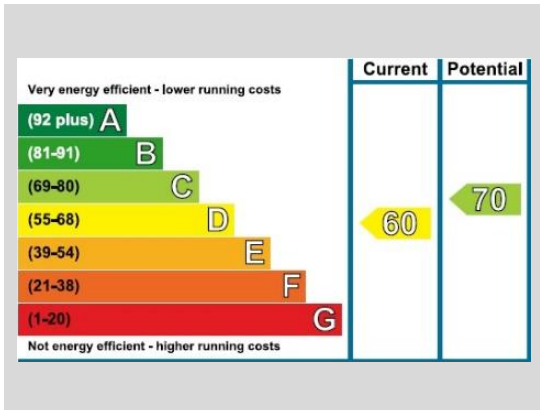
Strictly by prior appointment through the selling agent.

Important Information

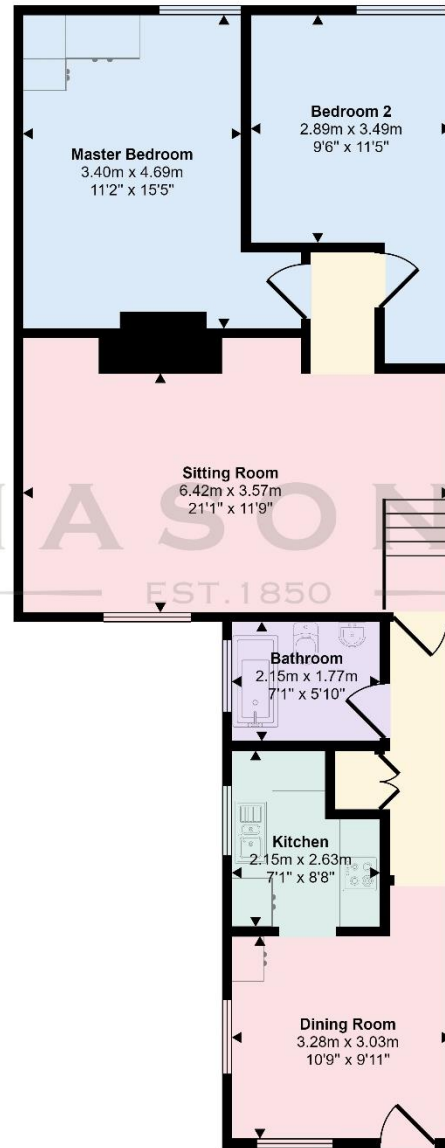
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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, water, electricity 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
84 sq m / 899 sq ft



Floorplan

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.

MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

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