

MASONS
EST. 1850

230 EASTGATE
LOUTH, LN11 9AG

230 EASTGATE, LOUTH, LN11 9AG

A great opportunity to acquire a period end terrace town house positioned close to the centre of Louth market town. The property has retained many original features and is offered for sale as a complete modernisation project with excellent potential to create a superb family home.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen and utility whilst to the first floor are three double bedrooms, a family bathroom and separate WC. Externally, the property has a small lawned front garden whilst at the rear is a generous lawned garden with outbuilding and courtyard. The property benefits from a modern gas central heating system.



13 ELM DRIVE, LOUTH, LN11 0DG

Directions

From St. James' church, travel a short distance along Upgate and take the second left turning into Mercer Row. Follow the road around which becomes Eastgate, travel to the far end of the town centre and at the two mini roundabouts, carry straight on. Continue for a short distance and the property will be found on the right-hand side.

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 timber door with timber panelled surround. Spacious hallway with staircase leading to first floor, electric meter and up-to-date consumer unit to cupboard and understairs storage housing the gas meter. Smoke alarm to ceiling and four-panel timber doors to principal rooms. Further rear entrance door to garden.

Lounge

With superb bay window to front, having original sash windows. Feature fireplace to side with open grate fire and timber surround. Dado rail to walls and carpeted floor with double connecting doors through to:

Dining Room

A good size reception room with window to side. Storage cupboard and shelves to side of chimney breast with fireplace having open fire, timber surround and tiled hearth. Carpeted floor.





Kitchen

Range of base and wall units with timber doors. Roll-top laminated work surfaces with two bowl stainless steel sink, Zanussi electric oven with Electra four-ring gas hob and extractor fan above. Whirlpool integrated dishwasher (not tested). Windows to two aspects and housing the wall-mounted Viessmann gas-fired combination boiler (Serviced). Brick chimney breast to one side with alcove. Tiled floor and spotlights to ceiling. Door into:

Utility Room

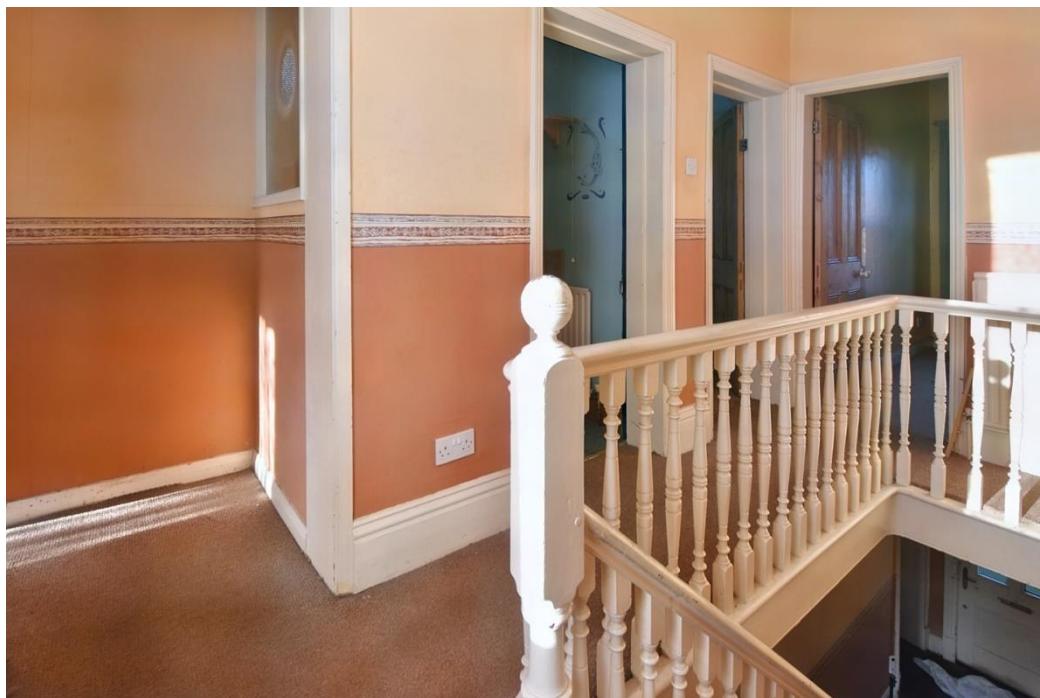
With a range of base and wall units and carpeted floor.

First Floor Landing

With window overlooking rear, carpeted floor, smoke alarm to ceiling and four-panel doors to bedrooms and bathroom.

Bedroom 1

A generous double at the front with sash window, carpeted floor, dado rails to wall.



Bedroom 2

Positioned at the rear with windows to two aspects. Another double in size having connecting door into bathroom.

Bedroom 3

Positioned at the front with window overlooking the road. A small double in size with carpeted floor.

Family Bathroom

Panelled bath with tiling to wet areas, shower cubicle with panelling to walls, thermostatic mixer and glass pivoting door. Wash hand basin, extractor fan to ceiling.

WC

With low-level WC, wash hand basin, loft hatch to roof space, dado rails to walls, small window to rear and carpeted floor.





Outside

Brick-paved pathway and step up leading to front door. Front garden laid to lawn with wrought iron railings to perimeter, arched passageway down the side of the property leading to the rear garden. A path along the side of the property and rear garden is owned by the property and gives right of way to a property to the rear.

Rear Garden

Rear courtyard with external lighting and outside tap and extending into a concrete paved area where right of way is granted for one neighbouring property to the right, having a large lawned area beyond with a mixture of brick wall and hedged boundaries extending into large lawned area with mature bushes and shrubs. At the far rear is a patio area with the boundary of the property being the front wall of the property positioned to the rear. To one side of the garden is a brick-built garden store with pitched roof, timber door and window ideal for storage of garden machinery and bikes, etc.

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.

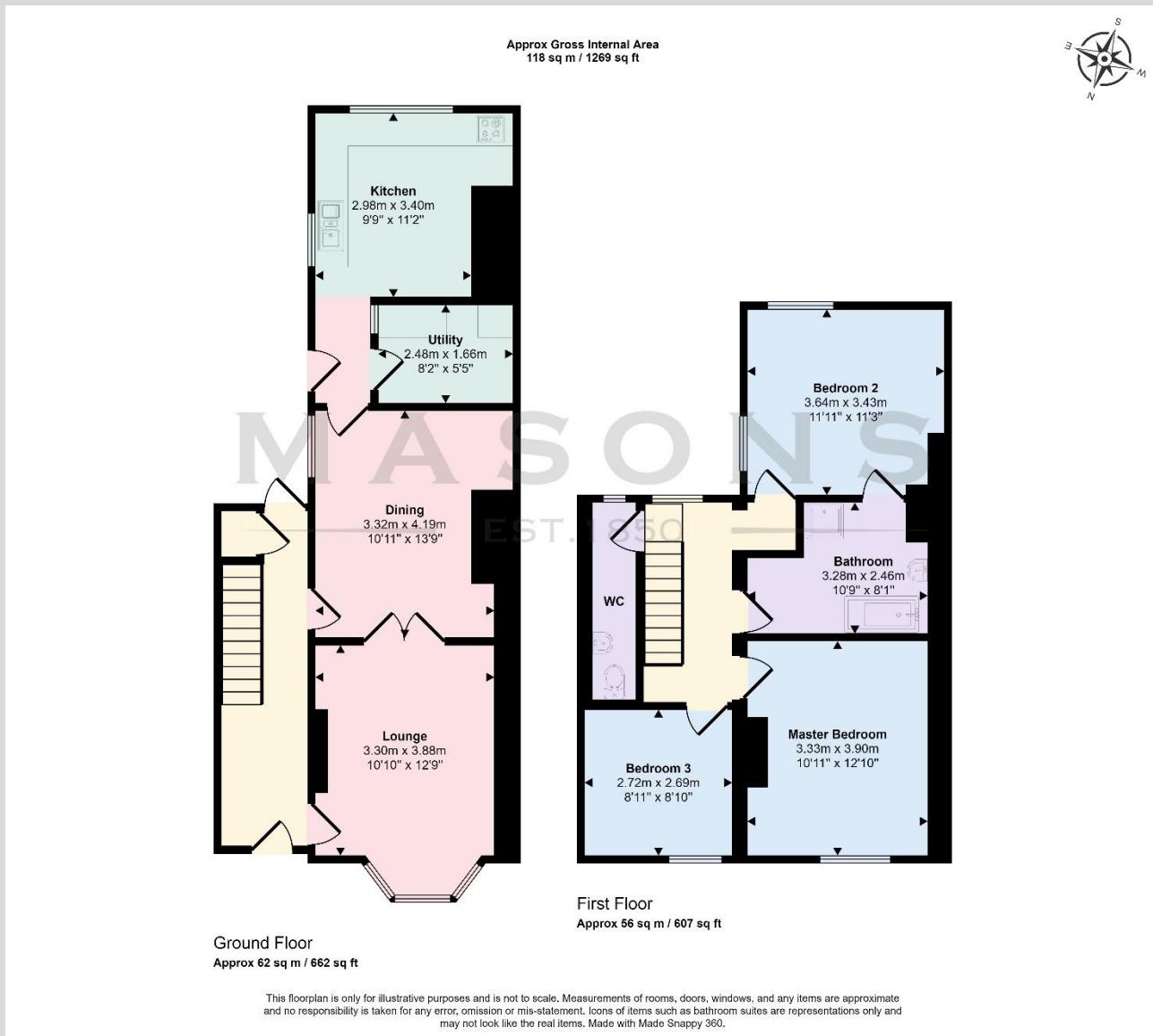


01507 350500



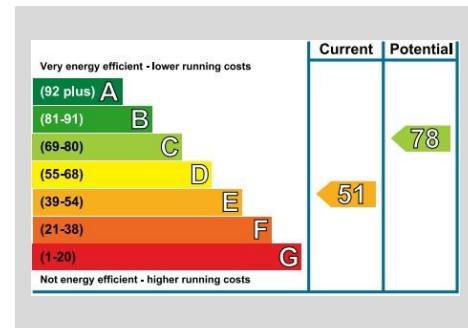
WWW.MOVWITHMASON.CO.UK

FLOORPLANS AND EPC GRAPH



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 electricity, water, gas and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.



M A S O N S
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:

- 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;
- 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;
- 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;
- 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.