



36 ST. MICHAELS ROAD
LOUTH, LN1 1 9DA

Masons
EST. 1850

ABOUT 36 ST. MICHAELS ROAD....

A superbly presented period town house located within Louth's conservation area just a short walk to the town centre. Seldom do properties come to the market benefitting from such an extensive plot with beautiful, segmented gardens extending to the rear and side across to Church Street with stunning views of the Church.

Well positioned on a quiet road, this charming home has retained its original character while offering modern fixtures and fittings and comprises; hall, sitting room, dining room, breakfast kitchen, utility and WC while to the first floor 3 generous bedrooms and bathroom. Viewing is essential to appreciate the space provided throughout.

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. Continue for a short distance until the junction with St. Michael's Road, turn left here and the property is on the right.

The Property

A charming Victorian town house believed to date back to the late 1800s, positioned within the conservation area of Louth market town with all the original features retained, including sash windows, fireplaces and picture rails. The property has an unusually extensive garden to the rear, making this a one-off opportunity for keen gardeners and



36 ST. MICHAELS ROAD, LOUTH, LN1 1 9DA

those wanting outside space. The property is heated by a gas-fired central heating system with newly installed Ideal boiler with benefit of 10-year warranty. Windows are of timber frame sash style with secondary glazing. The lounge provides a gas-fired, coal-effect fire whilst the dining room benefits from a multi-fuel burner. The external three front window sills are due for renovation early April, more info on viewing.

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 brick archway with courtesy lighting, original tiled floor and white-washed brickwork. Solid timber front entrance door with window above into the:

Entrance Hall

A spacious hallway featuring original tiled floor and decorative corbels. Timber staircase leading to first floor with a useful understairs storage cupboard. Four-panel pine doors to principal rooms and having electricity consumer unit to wall, smoke alarm to ceiling.





Sitting Room

Positioned at the front, enjoying the superb views out with the house sitting in an elevated position above the road. Large walk-in bay window, sash windows and secondary glazing. Picture rails to walls and attractive heritage style decoration. Oak-effect luxury vinyl tile flooring and fireplace to chimney breast with cast iron, coal-effect fire with tiled surround, timber mantelpiece and black granite hearth.

Dining Room/Snug

Currently set up as a secondary reception room and would make an ideal dining room with attractive decoration and picture rails to walls. Window to rear with secondary glazing, carpeted floor and alcove to chimney breast housing the multi-fuel burner with slate hearth. Cupboard to side with shelves housing the gas meter.



Breakfast Kitchen

A superb, recently fitted kitchen having a range of units finished in navy blue with Shaker style doors and chrome handles. Good range of cupboards and deep pan drawers with soft-close hinges, tall larder unit with pull-out shelving and hand-made pine unit to one side housing the Belfast sink with chrome mono mixer tap. Solid oak woodblock worktops with matching upstands, cut grooved drainers to sink, space and plumbing for slimline dishwasher (available by negotiation) and to one side is the Esse gas-fired catalytic twin oven and twin hotplate, cooker with timer controls (available by negotiation). Breakfast bar to one side, spotlights to ceiling with further lighting above cooker, oak shelving to one side and attractive tiled floor. Windows and patio doors to courtyard garden with space to one end for large fridge/freezer. Door through to:

Utility/WC

Initial utility area with fitted worktop with tiled splashback, space and plumbing for washing machine and tumble dryer (available by negotiation). Window to side, tiled floor with opening through to low-level WC with wash basin, tiled splashback, mirror and light with extractor fan to wall.







First Floor Landing

Timber stairs and banister with exposed timber treads with turned steps from half landing, leading to the smartly decorated landing having stained glass and patterned window above the stairs. Carpeted floor and useful coat hooks to one side with cupboard above. One large cupboard housing the recently fitted Ideal Logic gas combination boiler with connected wireless thermostat, drawers below. Loft hatch to roof space having fitted timber folding access ladder and boarded for storage with light. Four-panel doors to bedrooms and bathroom.

Master Bedroom

Positioned at the front with sash window and secondary glazing, a generous double in size with picture rails to wall, attractive heritage style decoration, carpeted floor.

Bedroom 2

Positioned at the rear, a further generous double with attractive decoration, coving to ceiling, sash window and secondary glazing overlooking the gardens. Carpeted floor.

Bedroom 3

A large single in size, or would make an ideal study. Picture rails to wall, sash window and secondary glazing, carpeted floor and neutral decoration.



Family Bathroom

White suite consisting of panelled bath with Triton electric shower unit above, folding shower screen to side. Wash hand basin with shelf and mirror above, low-level WC and part-frosted window to rear. Fully tiled walls in attractive neutral colour with patterned border. Light oak-effect vinyl cushion flooring.

Front Garden

Raised well above road level with brick retaining wall and pillared pedestrian entrance with gate and paved pathway with steps up to side, leading to the front door. Planted front garden with range of mature bushes. Gate to side of property being the private access to the garden with electrical socket to wall and electric meter mounted to high level. Paved path leading through the passageway and arched opening into rear garden and providing useful dry storage.





01507 350500

WWW.MOVewithMASONS.CO.UK

Rear Garden

A superb feature of the property being far larger than average for the property type, as shown on the property boundary map included in these details, benefitting from extensive paved and lawned gardens with stunning views of St Michael and All Angels Church. Accessed via patio doors from the kitchen, leading to the riven stone patio area providing a large space to relax in of a summer's evening, ideal for barbecues and al fresco dining. Outside tap, electrical socket and lighting with high-level fencing to all boundaries, brick and timber sleeper retaining walls providing raised planted borders. Water collection butt.

Paved area leading into a lawned garden with mature bushes, plants and trees extending to the left and right hand side with laurel hedge to one side with an arched opening and steps down with gates leading to further lawned garden with gradual downhill slope. Large timber shed with large grape vine to one side, water collection butt and with space provided giving possibilities for log cabin or further development (subject to planning).





Paved steps down leading to the terraced side garden with picket fence and gate, laid to gravel with decorative steel railed fence to perimeter and benefiting from superb views of the church across Church Street. An ideal space for table and chairs with timber sleeper steps leading all the way down to the front boundary providing further terraced areas, laid to low-maintenance gravel and planted with mature bushes and shrubs with hedged front boundary and the garden providing an overall peaceful and private space to relax in and just a short walk to the town centre.

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.

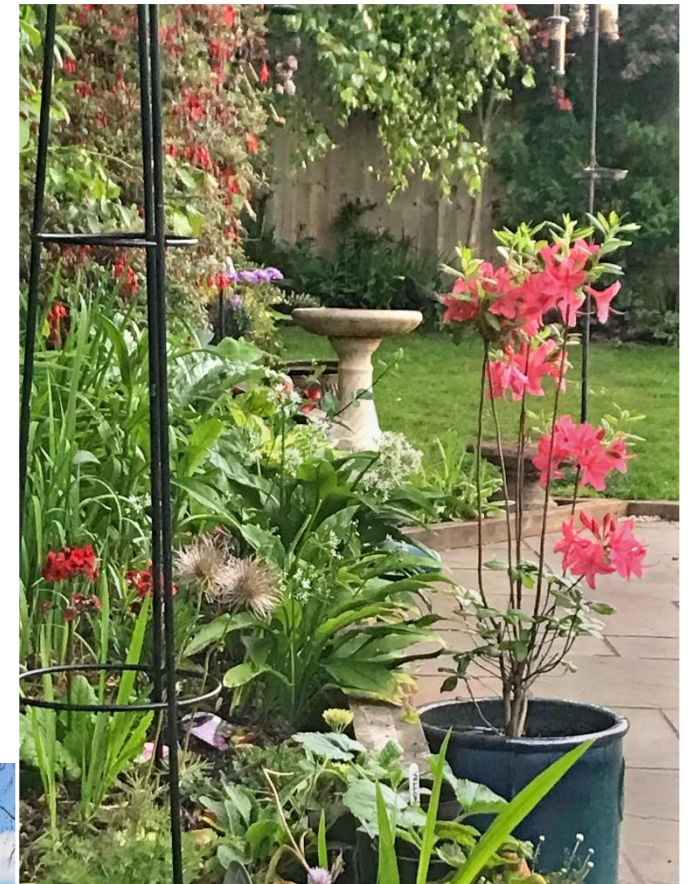
Viewing

Strictly by prior appointment through the selling agent.

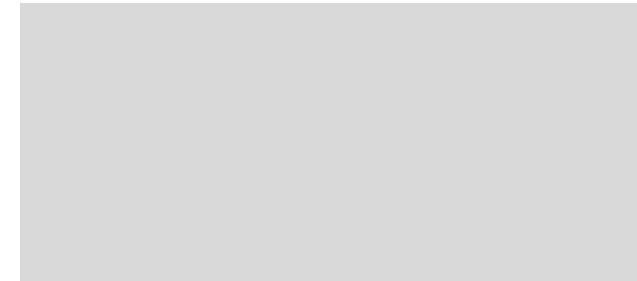
General Information

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.

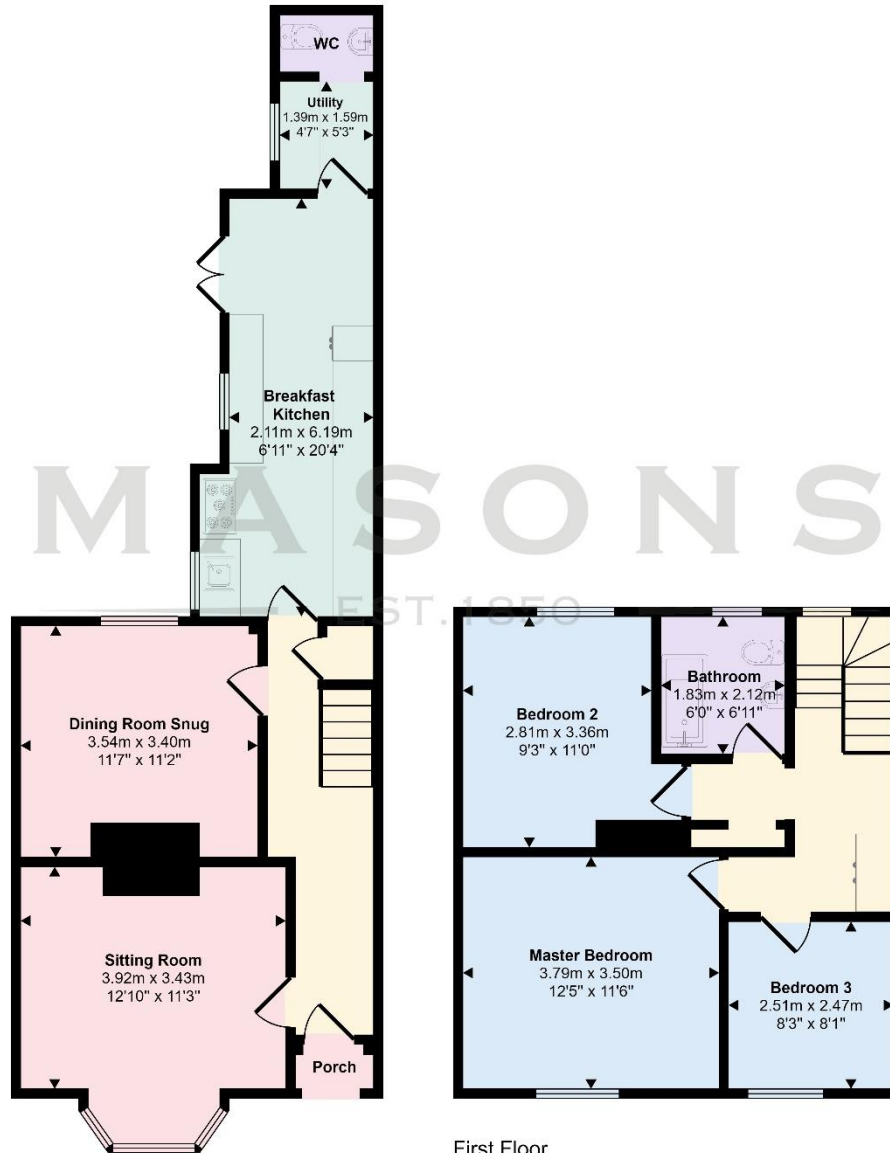
NB. Some garden photos taken during the summer.



FLOORPLANS AND EPC GRAPH



Approx Gross Internal Area
100 sq m / 1078 sq ft



Ground Floor
Approx 55 sq m / 594 sq ft

First Floor
Approx 45 sq m / 484 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.

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.