



28 ST. MICHAELS ROAD, LOUTH,
LN11 9DA

MASONS
EST. 1850

ABOUT 28 ST. MICHAELS ROAD...

An attractive, bay-fronted period town house located within Louth's conservation area, ideally situated just a short walk to the town centre. This spacious property offers two-bedroom accommodation and comprises lounge with bay window and fireplace, dining room and breakfast kitchen to the rear whilst to the first floor are two good-size bedrooms and family bathroom.

Whilst externally a private walled courtyard style garden at the rear. The property benefits from a modern gas-fired central heating system and original timber sash windows.

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 soon on the right.

The Property

The property has been subject to substantial renovation in the last 10 years including, rewiring, damp proofing, roofing works, replacement boiler and wall insulation.

Accommodation

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



ACCOMMODATION

Lounge

Accessed via a timber front door into the spacious and bright lounge, enjoying a southerly aspect with walk-in bay window with timber sash frames, gas meter to cupboard below. Fireplace with timber surround, tiled hearth and coal-effect gas fire, shelving fitted to either side of chimney breast. Carpeted floor and door through to:

Dining Room

A further spacious reception room with feature brick fireplace with alcove and oak mantelpiece. Window to rear, staircase leading to first floor with timber banister and spindles, carpeted treads and useful understairs storage cupboard. Central heating thermostat to wall and a cupboard housing electric meter and consumer unit which benefits from an up-to-date electrical certificate. Picture rails to wall and high quality oak plank flooring with coving to ceiling and ceiling rose. Arched opening through to:





Breakfast Kitchen

With a good range of high-quality units having solid oak Shaker style doors, woodblock work tops with attractive splashbacks, single bowl stainless steel sink and space and plumbing provided for washing machine and fridge freezer with space and gas and electric connections for cooker. Extractor fan above. Further shelving to side and breakfast bar area adjacent double patio doors leading to rear garden. Twin windows to side and wall-mounted Worcester gas-fired central heating boiler. Spotlights to ceiling and tile-effect vinyl cushion flooring. Timber door giving access to rear garden.



First Floor Landing

With loft hatch to roof space, carpeted floor and wide landing extending to the rear having four-panel doors to bedrooms and bathroom with steps down into a useful space making an **ideal home working study or nursery area** with window to side and carpeted floor.

Master Bedroom

Positioned at the front with twin sash windows and being a generous double in size. Attractive decoration and carpeted floors with cornice to ceiling.

Bedroom 2

A generous single bedroom with carpeted floor, sash window overlooking rear, cornice to ceiling, carpeted floor and cupboard housing the pressurised hot water cylinder with shelf provided for laundry.

Family Bathroom

A smart heritage style suite consisting of part free-standing bath with chrome feet, tiling to all wet areas and half-height walls to the remainder. Thermostatic shower mixer with rainfall shower head attachment above bath with fitted curtain rail. Low-level WC and wash hand basin, heated towel rail and frosted glass uPVC window to rear. Extractor fan to wall, spotlights with part-sloping ceiling and vinyl cushion flooring.

Outside

At the front, the property has a brick retaining wall with iron railings and decorative iron pedestrian access gate with steps leading up to front garden with planted border with bush to one corner. Concrete pathway and brick boundary wall to one side.

At the rear, a generous private courtyard style garden with concrete pathway, outside tap and artificial grass patio area ideal for al fresco dining, extending into a small lawn with further





concrete patio at the far end. Brick boundary walls to all sides and planted border with bush at the side. Outside light and rear pedestrian gate giving access to a shared passageway which gives access back onto the road via a further gate.

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.

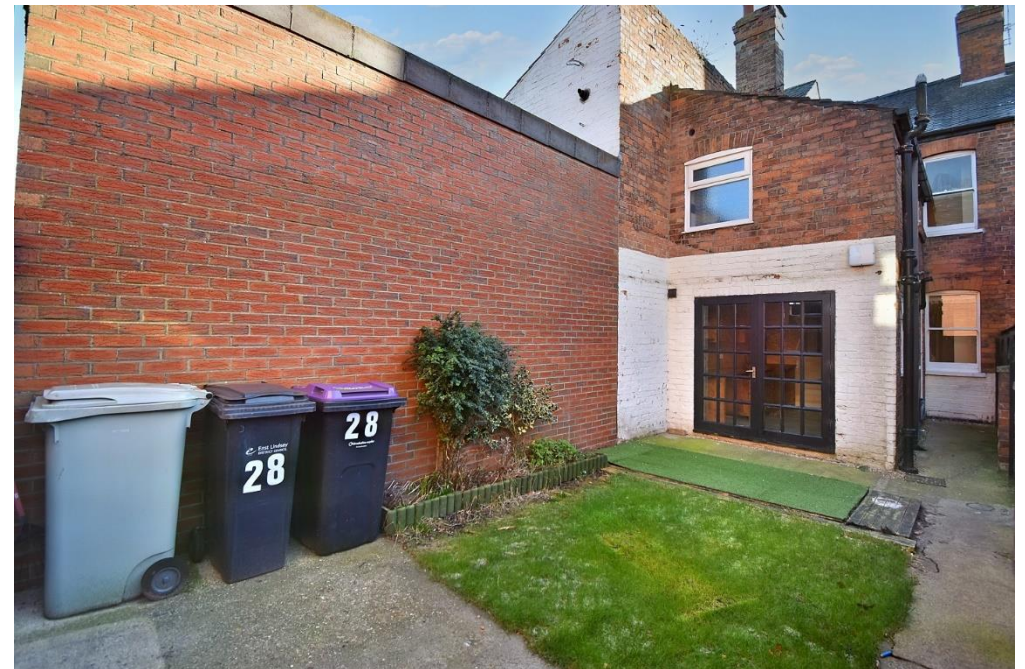
Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Viewing

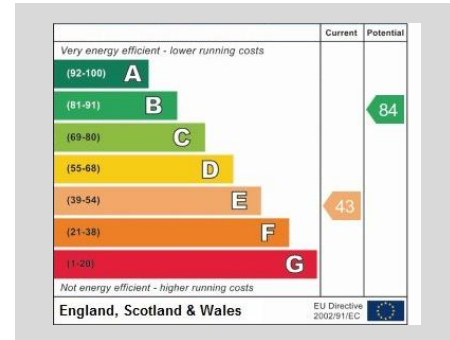
Strictly by prior appointment through the selling agent.

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 A.



FLOORPLANS AND EPC GRAPH



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