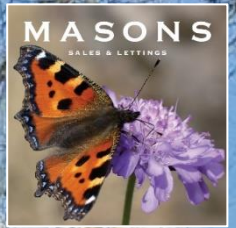


**M A S O N S**  
EST. 1850



36 ST. MARYS LANE  
LOUTH, LN1 1 ODT

## ABOUT 36 ST. MARYS LANE...

An impressive and substantial semi-detached villa dating back to the early 1900's and located in a sought-after residential area on the west side of Louth with deep front and rear gardens and a detached garage.

The beautifully presented accommodation comprises 5 generous bedrooms, bathroom, shower room, 3 reception rooms, boot room, cloakroom/WC, utility, spacious dining-kitchen, elegant hallway and gallery landing above.

### Directions

From St. James' Church in the centre of Louth proceed north along Bridge Street into Grimsby Road and after a very short distance bear left along St. Mary's Lane. Continue until number 36 is found on the right side standing well back from, and in a slightly elevated position above the road.

### The Property

Believed to have been constructed around 1912 and very much in the style of a typical Edwardian villa, this substantial semi-detached family house has rendered principal walls beneath pitched timber roof structures which are now covered in concrete tiles.

The property has double-glazed timber framed casement windows. Heating is by a modern gas central heating system with condensing boiler. The detached garage positioned at the rear has been constructed to complement the style of the house.





## ACCOMMODATION

This property provides elegant and beautifully proportioned accommodation with a splendid entrance hall and gallery landing typical of the era and a versatile room layout. There is a first-floor family bathroom and a smaller separate shower room accessed from the rear landing. The two main reception rooms are positioned at the front of the house, each with feature bay window and there is a third, cosy reception room to the rear in addition to a spacious modern dining kitchen.

The property stands on a generous size plot with a long driveway providing ample parking space to the front of the house before continuing past the side of the property to the garage which also has a parking forecourt.

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

### Entrance Porch

Having double doors with leaded windows throughout and stained glass to upper units, quarry-tiled floor, ceiling light point and large timber door with leaded window and decorative stained glass feature. Windows to either side into:







### Entrance Hall

A superb, grand and wide hall having original beautiful, tessellated floor with border. Staircase leading to first floor with timber balustrade, spindles and carpeted treads. Heritage style decoration, central heating thermostat to wall and part-glazed door through to rear hallway, having useful understairs storage cupboard. Coat hooks to side and having limestone tiled floor throughout leading into the:

### Boot Room

With timber rear entrance door with glazed panels. Door through to:

### Cloaks/WC

Low-level WC and patterned wash bowl on free-standing unit with mono mixer tap, mirror above, frosted glass window and limestone floor.





### Sitting Room

A grand reception room having large walk-in bay window with timber frame and leaded double-glazed units with frosted and stained glass to upper units. Superb timber fireplace with mantelpiece extending around to the side with clay-tiled backing and arched reveal with inset multi-fuel burner and brick hearth. Timber rails extending around the perimeter of the room leading to the alcove to side with oak beams and brick-tiled floor currently set up with a home cinema projector system. Original herringbone timber floor and deep skirting boards with neutral decoration.

### Dining Room

A further well-proportioned reception room, currently set up as dining room but could be utilised as further sitting room with large walk-in bay window, timber-framed units with double-glazed panes and stained glass upper units. Coved ceiling and heritage style decoration, carpeted floor and fireplace with timber surround, cast iron insert and open grate fire with slate-tiled hearth.

### Kitchen Diner

A superb L-shaped farmhouse style kitchen with a good range of solid timber base and wall units with Shaker style ivory hand painted doors. Solid oak woodblock worktops with







attractive tiling to splashbacks. Inset double bowl, white ceramic Belfast sink with chrome mixer tap, cut drainer grooves to worktop. Britannia single electric oven (available by separate negotiation) with four-ring gas hob on top and extractor fan above. Built-in Smeg full-size dishwasher, windows to two aspects, limestone-tiled floor, space to side for large fridge/freezer and built-in cupboard to side ideal for pantry. Door off the kitchen into:

#### Utility Room

Having space and plumbing provided for washing machine and tumble dryer, also having wall mounted Baxi gas boiler which is relatively recently installed. Cupboard to side and limestone-tiled floor.

#### Snug/Games Room

Situated at the back of the property suitable for a variety of purposes, currently set up as sitting room with opening through to rear area. Limestone-tiled floor and smart decoration. Would make an ideal entertainment space with doors leading straight onto the patio.

#### First Floor Landing

With carpeted floors and window to rear overlooking garden. Steps up leading to rear bedroom and bathroom whilst to the front are

further steps leading to the front landing giving access to the front three bedrooms. Spotlights to ceiling and period style decoration. At the rear is the large loft hatch giving access to the roof space which benefits from three Velux windows on the rear aspect, large timber ladder for access and boarded floors. Such a large space could potentially make a superb loft conversion by adding stairs off the central landing (subject to any necessary consents).

#### Master Bedroom

Positioned at the front with windows to two aspects which benefit from the south and westerly sunny aspects. Coving to ceiling, smart decoration and carpeted floor, with the bedroom being potentially large enough for the addition of an en-suite.

#### Bedroom 2

At the front and being a further large double in size with a cast iron and timber-painted fire surround with open grate, alcove to side with fitted shelving and cupboards, window to front, picture rails to walls and carpeted floor.

#### Bedroom 3

Positioned at the side with large window, coving to ceiling and carpeted floor, being a further generous double in size.





#### Bedroom 4

At the rear with window overlooking the garden. A good double in size with carpeted floor and alcove having built-in bookshelves and cupboards below.

#### Bedroom 5

Positioned centrally at the front with window overlooking the driveway. Coved ceiling and carpeted floor. An ideal single bedroom and currently set up as a homeworking space.

#### Family Bathroom

A smart heritage style fitted suite with free-standing bath having chrome taps with hand shower attachment. Low-level WC and unit to side with storage cupboards and drawers with marbled granite worktop with inset sink and chrome mixer taps. Shaver point and attractive green tiling to half-height walls. Twin windows to rear aspect, extractor fan and spotlights to ceiling. Fitted towel rail to side and built-in cupboards fitted with shelving, ideal for laundry. Marble floor.





### Shower Room

With smart modern suite having low-level WC, corner shower cubicle with thermostatic mixer and rainfall shower head attachment, built-in cupboard unit to side with ceramic sink mounted above with mixer tap. Chrome heated towel rail, spotlights and extractor fan to ceiling, window to side. Fully tiled Metro-style walls and attractive brick pattern marble-tiled floor.

### Outside

At the front, the property benefits from a long tarmac drive leading to the garage to the rear of the house, providing parking for multiple vehicles with further gravel parking area to the front garden. The front garden is laid to lawn and has a low-level brick boundary wall to the right side with mixture of privet hedge and timber fencing to the left side. Well-planted borders with shrubs and bushes. Picket fence to front with large tree providing shelter and privacy.





### Rear Garden

An extensive rear garden having smart block-paved patio area with turning area for vehicles and access to the garage. Brick retaining walls to boundary of patio with steps up to main garden. Outside tap and lighting. Raised planted borders with mature bushes, shrubs and trees, water collection butt and raised garden predominantly laid to lawn with mature trees with fenced and walled boundaries. At the rear of the garden an extended area with timber pergola across the width of the garden with brick steps leading up to the walled cottage style garden at the rear, with paved and grassed areas and an open outlook across the rear to gardens beyond. At the side is a picket fenced enclosed area currently set up as a chicken run.



### Garage

One and a half width garage being rendered breeze block construction with pitched roof, up and over door to front with side window and pedestrian door. Light and power provided with concrete floor, being extra long and wide compared to a standard garage creating useful storage and workshop areas if required.

### Location

Louth is a popular market town with three busy markets each week, many individual shops, cafes, bars and restaurants together with highly regarded primary, secondary and grammar schools/academies. 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

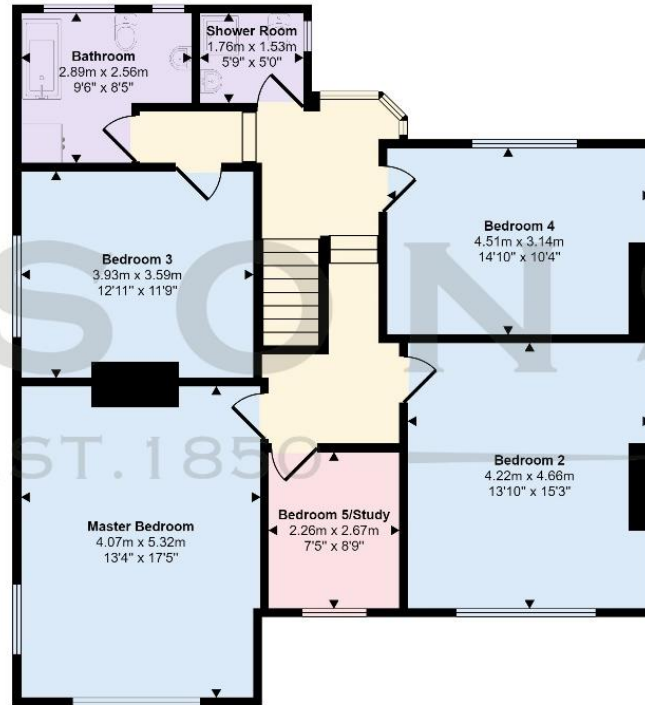
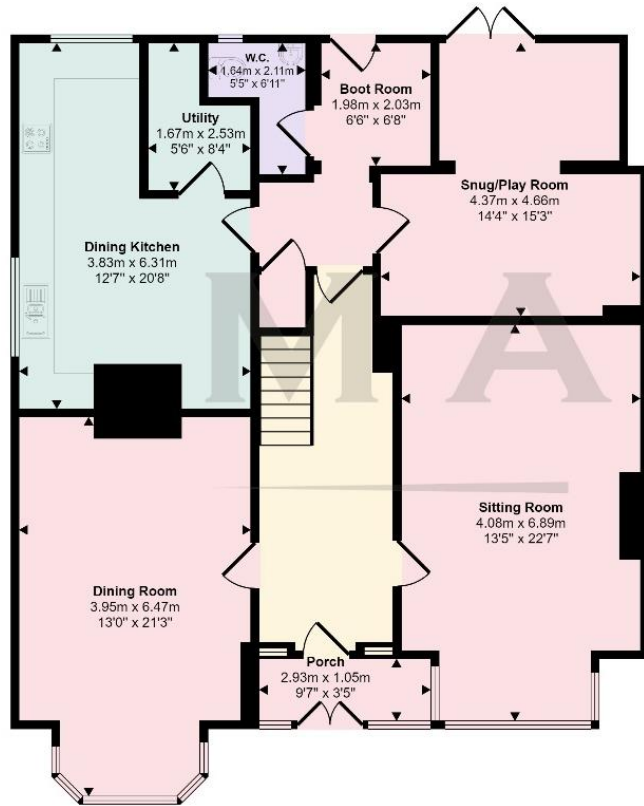
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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



# FLOORPLANS AND EPC GRAPH



Approx Gross Internal Area  
250 sq m / 2688 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**  
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