



SMALL WELLS, BRIDGE STREET
LOUTH, LN1 1 ODP

M A S O N S
EST. 1850

ABOUT SMALL WELLS...

A well designed 3 bedroom house occupying a brilliant, elevated plot in Louth's central conservation area, enjoying stunning panoramic views of St James' Church from the extensive gardens. The property is situated off a private drive just a minutes' walk from the centre of town and benefits parking space plus detached garage.

Comprising Lounge, Kitchen dining room, WC off Hallway and three generous bedrooms and family bathroom to the first floor. The well kept mature gardens are well positioned to enjoy the south westerly aspects with views across the river Lud to the Church and is set within grounds of almost quarter of an acre (sts). The property has great potential with scope for further extensions (stp).

Directions

From St. James' Church, starting on Bridge Street travel northwards along the road and after a short distance take the right turning into a private lane (opposite Bridge Street public car park). After a short distance the garage and drive to the property will be found on the left-hand side. Please note, for viewing purposes please park in the Bridge Street public car park opposite the property for ease of access. (2 hours free with ticket)





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The Property

Standing in an elevated and impressive plot of around 0.22 acres (subject to survey) having stunning views of St. James' church with the property well orientated to enjoy the south and westerly aspects to the main front and side elevation, with large and private gardens wrapping around the entire property. The property is believed to date back to 1973, having a brick-faced cavity wall construction with pitched roof covered in clay pantiles with white uPVC gutters and fascias and uPVC windows throughout. There is a detached single garage, complementary in design to the main dwelling with further good range of outbuildings. Heating is provided by way of a Worcester gas-fired boiler. By virtue of the large and generous plot with superb views, the property lends itself to further extension (subject to planning). Most furniture available by negotiation, which can be considered when making an offer on the property.





Accommodation

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

Entrance Porch

Open porch to front with tiled floor, courtesy light and timber door with stained glass leaded window to centre giving access to the:

Entrance Hall

With timber doors to principal rooms, staircase leading to first floor with timber banister and carpeted treads. Useful understairs storage cupboard, central heating thermostat to wall and carpeted floor.

WC

Off the hallway having low-level WC, wash hand basin, frosted glass window to side and carpeted floor.

Kitchen Diner

A generous open plan room with range of base and wall units finished in timber and green-effect doors, rolltop laminated work

surfaces with tiling to splashbacks, built-in single Bosch electric oven with Sterling four-ring gas hob and extractor fan above. One and a half bowl stainless steel sink with white goods including Bosch washing machine and Bosch free-standing fridge/freezer. Tile-effect vinyl cushion flooring and spotlights to ceiling opening into dining area with ample space for large table, carpet-tiled floor and large glazed patio doors leading to garden, enjoying the southerly aspect with amazing views of St. James' church and the River Lud.

Lounge

A superb, spacious reception room having large windows to two aspects making a bright space to relax in. Feature brick wall to one side with inset coal-effect gas fire and tiled hearth with working chimney and therefore, could have a replacement fireplace with wood burner installed if desired. Neutral decoration, spotlights to ceiling and carpeted floors.

First Floor Landing

Half landing to stairs with window leading to carpeted landing, timber doors to bedrooms





and bathroom, loft hatch to roof space with fitted ladder and light and part boarded.

Master Bedroom

A very large double in size with twin windows to the southerly aspect overlooking the Church. Built-in wardrobes to one side and carpeted floor.

Bedroom 2

A further double bedroom with window to front and carpeted floor.

Bedroom 3

A final double bedroom with window to the side and carpeted floor.

Family Bathroom

Having three-piece suite consisting low-level WC, wash hand basin and panelled bath with Creda electric shower unit above and curtain rail. Tiling to all wet areas, frosted glass window. Wall light with shaver point and heating element to wall. Vinyl cushion flooring. Airing cupboard to side with louvred door, housing the Worcester gas-fired central heating boiler with shelving provided for laundry.

Outside

The property is approached via a shared private drive off Bridge Street leading to the gated private parking area laid to gravel while adjacent is the brick-built garage creating parking for two vehicles in total. Scope to increase parking area by excavating further areas of the garden. The property has brilliant and well-maintained mature gardens to its perimeter, laid predominantly to lawn with mature planted borders having shrubs, bushes and trees. Concrete pathway leading to front door with lighting and tap provided.

The property has a brick-built boundary wall to its front perimeter with raised garden and further inset hedged boundary. At the rear of the property is a superb timber-built former aviary with polycarbonate roof panels and would make an ideal garden room providing shelter for barbecues and al fresco dining with paved patio floor. Large aluminium-framed greenhouse and further timber garden shed. Concrete paths leading around to the large south-facing patio adjacent the kitchen diner.

Garden extending at the side to the mature orchard area and further lawn with fenced





side boundary. Two further useful timber garden sheds with timber pergola extending from one and former brick-built pigsty to side with clay pantile roof and vegetable garden area adjacent.

Detached Garage

Brick-built construction with pitched timber roof covered in clay pantiles having an up and over door to front, pedestrian side timber door with further windows, concrete floor, light and power provided with fitted work bench and shelves.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

Louth is especially admired for the many independent shops and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.





There are highly regarded primary schools and academies including the King Edward VI Grammar, which is just a short walk from the property. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. 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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

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 C.



FLOORPLANS AND EPC GRAPH

MASONS

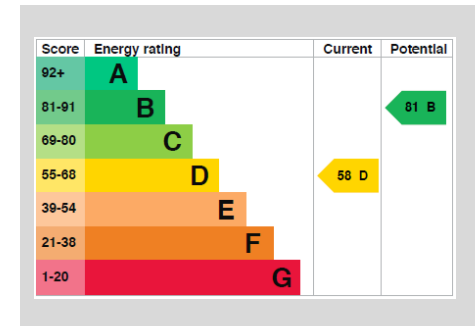
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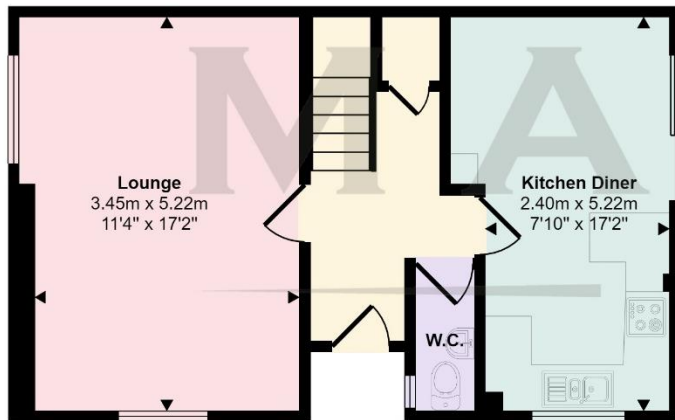
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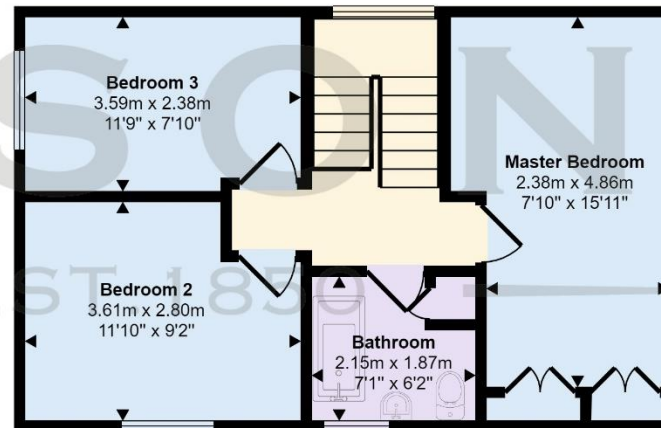
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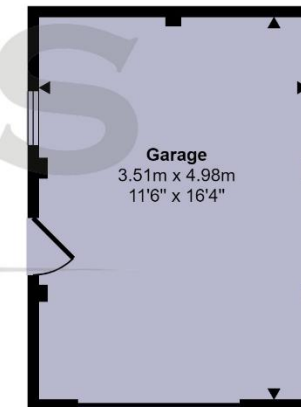
Approx Gross Internal Area
105 sq m / 1125 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 45 sq m / 482 sq ft



Garage
Approx 18 sq m / 188 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.