



**MASONS**  
EST. 1850

**18 WELLINGTON STREET,  
LOUTH, LN11 0JS**

## ABOUT 18 WELLINGTON STREET...

Surprisingly spacious 3 bedroom terraced house with attractive and recently improved accommodation positioned on a quiet residential road well positioned for nearby shops and amenities.

The property offers two reception rooms off the hall, newly fitted kitchen breakfast room and refurbished bathroom with three first floor bedrooms. Charming courtyard to the rear and a very long, lawned garden beyond with a delightful back-drop of mature trees.

### Directions

From St. James' church proceed north on Upgate, turn second left into Mercer Row and follow the road through the town centre. Continue to the two mini roundabouts on the far side of town and at the second of these, turn left along Ramsgate and then turn third left into James Street. Wellington Street is the first turning on the right and the property will be found on the left.



# 18 WELLINGTON STREET, LOUTH, LN1 1 OJS

## The Property

This mid-terraced house is thought to date back to around 1900 and is of solid brick construction beneath pitched timber roof structures covered in concrete tiles. The front elevation belies the size of the accommodation within and the rooms are heated by a gas-fired central heating system with an efficient condensing boiler fitted in 2018. A new electric consumer unit was fitted in 2019. The original windows have been replaced with uPVC double-glazed units and unlike many of the terraced houses in Louth, this property does not only have a courtyard to the rear which makes an ideal area for sitting out but also a very long, lawned garden beyond with an attractive back-drop of mature trees. During the current vendors ownership, they have carried out works to the property to include new damp proof course with guarantee, new kitchen and bathroom, floorings and the addition of a garden shed and greenhouse.





### **Accommodation**

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

### **Ground Floor**

Oak-effect, uPVC part-glazed front door with decorative panes and matching fan light above.

### **Entrance Hall**

Mat well in the entrance area, laminated floor covering and high-level pine cupboard housing the electricity meter and fuse box with MCBs. Stripped pine, four-panel door to the sitting room and shaped archway through to the dining room.

### **Dining Room**

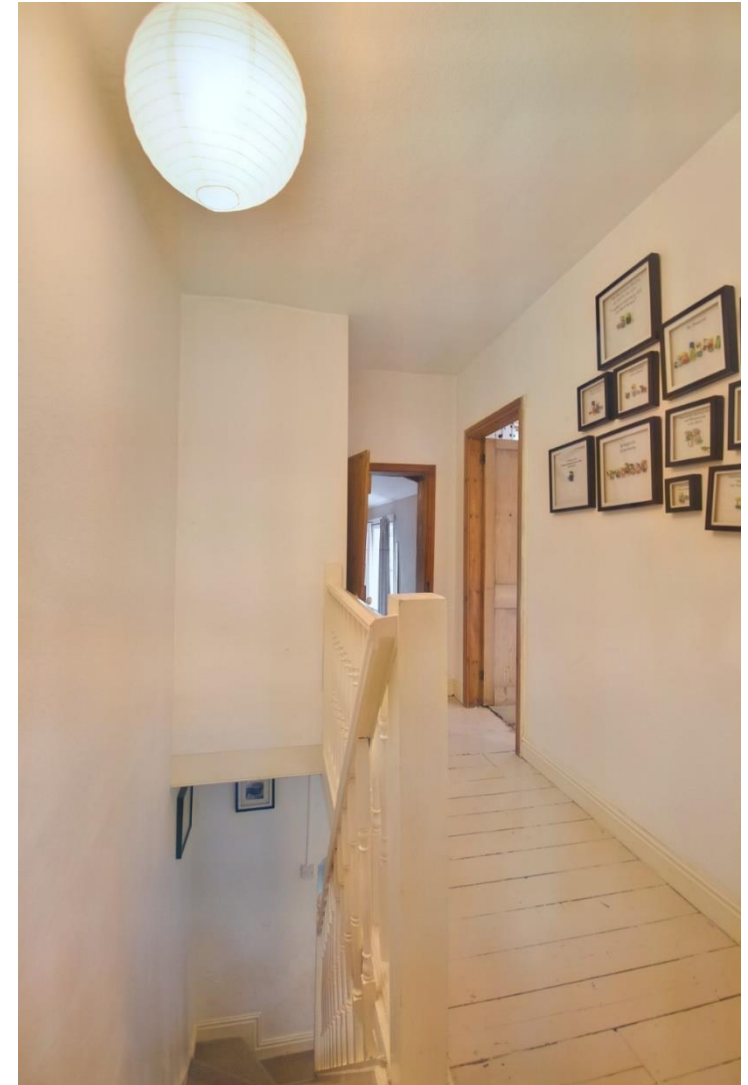
A cosy room with a recessed brick fireplace, quarry-tiled hearth and pine pillared surround. Radiator, moulded dado rail laminated oak-effect flooring and intricate moulded coving to the



ceiling with centre rose. Base cupboard housing the gas meter. Front window with fitted blind.

### **Sitting Room**

An excellent size and including the staircase with white spindle balustrade leading to the first floor. Art Nouveau-style cast iron fireplace with decorative floral tiles and white ornamental pillared surround. Wall shelves to one side and a pine built-in dresser with diamond lattice glazed doors over base cupboards to the opposite side. Laminated oak-effect floor covering, double radiator and double-glazed French doors onto the courtyard at the rear. Shaped archway to the kitchen.





### **Breakfast Kitchen**

Again an excellent size with space for a seating area between the dining room and kitchen area which has the recently fitted base and wall units with handle less design finished in sage green and having deep pan draws. Superb seamless Corian worktops with matching upstands and built in 1 and a half bowl sink with cut drainers and chrome tap with twin outlet and pull out nozzle. Space for dishwasher and cooker with extractor above. Painted wall dresser with miniature drawers. Painted beams to the inner ceiling, double radiator and wall-mounted Ideal Logic condensing gas-fired combination central heating boiler with integral digital controls. Oak-effect floor covering, part-glazed (double-glazed) door to outside and door through to the utility lobby.

### **Utility Lobby**

With space and plumbing to one side for washing machine, pantry cupboard above and shelves opposite. White four-panel door to: -

## Bathroom

Newly fitted bathroom with shower bath, thermostatic mixer and screen to side. Tile effect panelling to wet areas. Wash basin with mirrored cupboard above and low level WC. Oak-effect floor covering, chrome heated towel rail, two windows and Ceiling light.

## First Floor Landing

With balustrade extending along the side of the stairwell to form a gallery. Stripped pine ledged and four-panel doors to the bedrooms. Good size cupboard above the stairs with shelving. Trap access to the roof void.

## Bedroom 1 (Front)

With oak-effect floor covering, decorative cast iron fire surround, radiator and coved ceiling. This is a spacious double bedroom extending the full width of the property with a built-in double wardrobe. Front window with fitted blind.





### **Bedroom 2 (Centre)**

With radiator, coved ceiling and two long wall pine shelves. Rear window presenting an attractive view over the courtyard towards the garden and trees beyond.

### **Bedroom 3**

With two steps down from the landing and a sloping ceiling. There is a window on the side elevation and a radiator. Three white wall shelves.

### **Outside**

To the rear of the house there is an attractive courtyard area adjacent to the windows and door of the kitchen and also approached through the French doors from the dining room. The courtyard is an ideal space for garden furniture, flower pots, tubs and hanging baskets and has a white-washed brick wall to the side and a natural brick wall with a gate at the far end with astro turf covering throughout.





Beyond this is a shared pathway leading around the rear of the terrace and the property then has a surprisingly long garden which is a particularly delightful feature. The garden has a backdrop of trees and is laid to lawn with flower beds and borders, established shrubs and bushes, a timber log store to one side and a slab-paved patio with built in seating area. At the far end of the garden there is a recently built garden shed together with smart greenhouse both having fitted electrics. The orientation and position of the property is such that the rear garden enjoys the sun throughout the day.

### Viewing

Strictly by appointment through the selling agents.





### **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.

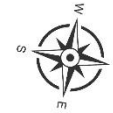
Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about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

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



Approx Gross Internal Area  
84 sq m / 905 sq ft



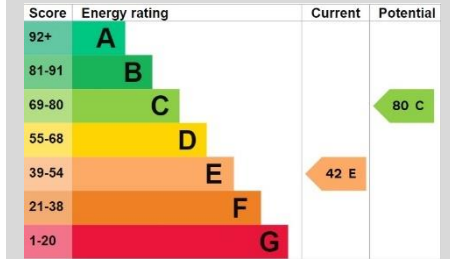
## FLOORPLANS AND EPC GRAPH



Ground Floor  
Approx 49 sq m / 525 sq ft

First Floor  
Approx 35 sq m / 380 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.



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