



61, RAMSGATE
LOUTH LN1 1 ONG

MASONS
EST. 1850

61, RAMSGATE, LOUTH, LINCOLNSHIRE LN1 1 ONG

A surprisingly spacious 3 bedroomed town house which must be viewed to appreciate the greatly improved interior featuring a spacious contemporary living/dining kitchen some 9.5m in length. The master bedroom has a modern ensuite shower room and there is a complementary re-fitted bathroom. Gas CH system, DG windows, enclosed and sheltered rear courtyard. For Sale with NO CHAIN.



Directions

From St. James Church, travel south along Ugate, turn second left along Mercer Row and follow the road into and along Eastgate to the far end of the town centre. Continue ahead at the first mini roundabout and then take the first exit at the second mini roundabout just a few yards further along, onto Ramsgate. Follow the road and a short distance after the left turning to James Street, the house will be found on the left side.

The Property

The house has part rendered and part brick-faced external walls under a main concrete tiled roof and flat roof rear wing, with projecting square bay oriel windows to front and rear elevations. The windows are uPVC double-glazed and heating is by a gas fired central heating system with a Viessman combination boiler.



ACCOMMODATION

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

Main Entrance - at the front of the property, comprising a uPVC part-glazed (double-glazed) door with double-glazed fanlight over, to the:

Open Plan Living, Dining and Kitchen Area

An exceptionally spacious and contemporary room extending to an overall length of some 9.5m with a spacious living area at the front of the house, L-shaped overall and then on split level and open to the dining kitchen. The latter is fitted with a modern range of units in high-gloss modern grey colours with long metal handles and comprising base and wall cupboard units, drawers with deep pan drawer, and roll-edge, textured work surfaces with splash-boarded splashbacks and a pull-up power point tower. Cooker recess with a Beko newly fitted electric cooker, having oven, grill and four rings, together with a glass splashback and a stainless-steel cooker hood above. Set into the work surface is a modern oval shaped stainless steel sink unit with circular bowl and drainer, chrome mixer tap and adjacent is a tall unit housing the Viessman gas-fired condensing combination boiler which operates via a radio controlled digital free-standing unit.



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Overall, the room has three large radiators, there are two windows with low sills to the front elevation, three three-branch ceiling lights and a bank of four LED spotlights to the kitchen area. To the rear elevation there are windows on each side of a uPVC part-glazed (double-glazed) door opening onto the outside. From the living area at the front of the house there is a staircase with white, pillared balustrade and pine handrail leading up to the first floor. To one corner is the modern electricity consumer unit, which is a metal cased unit with MCBs and below this is the TV aerial point.

Modern four-panel door finished in light oak from the kitchen to the:

Utility Room

Fitted with a work surface beneath which there is cold plumbing and waste for a washing machine and space to the side for an under-counter refrigerator. The living area and staircase have a newly fitted carpet and the dining kitchen and utility room have vinyl floor coverings in oak parquet style. Pull-out power point and LED spots to the utility room.

First Floor Landing

The staircase leads up to the first floor via a quarter landing and there is a screen to the stairwell and an L-shaped main landing, illuminated naturally by a high-level, double-glazed skylight window set into the rear roof slope.





Contemporary four-panel doors with a light oak finish and modern handles open into the bedrooms and bathroom.

Bedroom 1 (rear)

A spacious double bedroom with a wide and deep walk-in square bay oriel window projecting over the courtyard at the rear. Large radiator, coved ceiling, TV aerial point and modern four-panel door in light oak to the:



En Suite Shower Room

White suite comprising a low-level, dual-flush WC and vanity wash basin with pillar mixer tap and ceramic tile splashback, together with a white gloss cupboard under. Glass door to the ceramic-tiled shower cubicle with shower mixer unit having handset and square drench head. Radiator, towel rail, light-operated extractor fan and two ceiling LED spotlights. Oak parquet-effect vinyl floor covering.

Bedroom 2 (front)

A further good double bedroom, also having a large walk-in oriel bay to the front elevation providing an interesting viewpoint to watch activity outside. There is a double radiator, TV aerial socket and ceiling light point.

Bedroom 3 (front)

A single bedroom of good size which would otherwise make a home office if preferred, and fitted with radiator, television aerial socket and a window to the front elevation.



Bathroom

L-shaped and fitted with a white suite comprising a panelled bath with lever taps and twin grips, a low-level, dual-flush WC with enclosed cistern and a vanity unit in gloss white with rectangular wash basin, chrome pillar mixer tap, tiled splashback and cupboard/drawers beneath. Large window to the side elevation, LED spotlights and shaver socket. Good size walk-in shower cubicle in ceramic tiling with a glazed screen and having a shower mixer unit with handset and square drench head, together with spotlight and extractor fan above. Oak parquet-effect vinyl floor covering. Chrome ladder style radiator/towel rail.



OUTSIDE

To the rear of the property there is an enclosed walled courtyard with fencing to one side and on split levels with flagstone paving to the upper area and outside spotlight downlighters beneath the projecting bay window of the master bedroom. There is also an outside water tap and the courtyard forms an area which catches the sun during the afternoon and evening, whilst also providing scope to fill this area with pot plants, hanging baskets and garden furniture.

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.

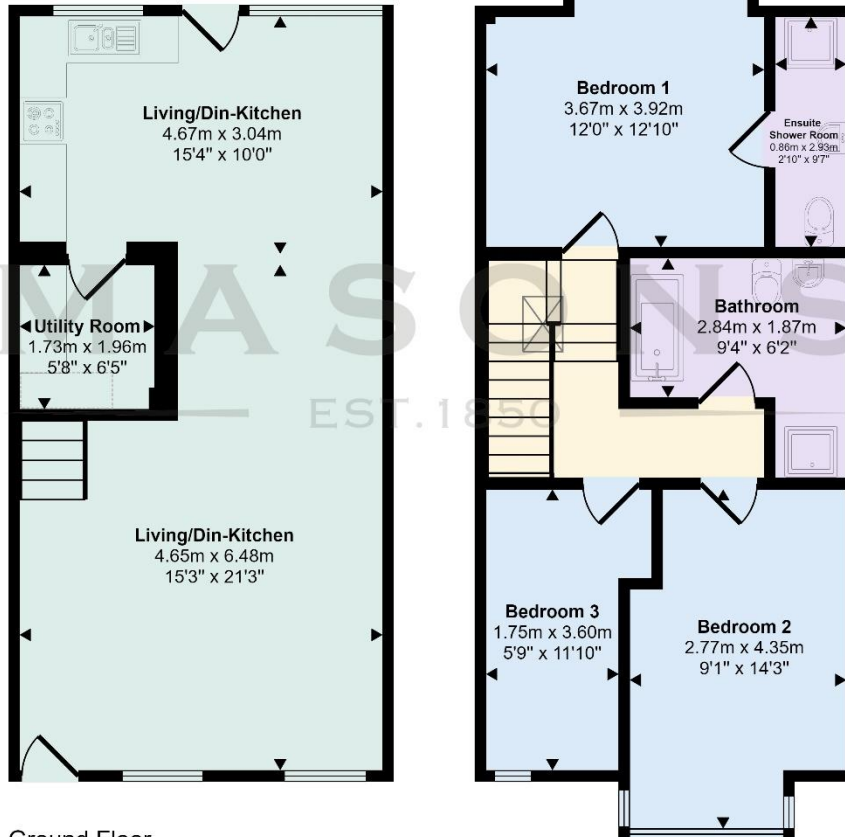
General Information

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.



FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
94 sq m / 1015 sq ft

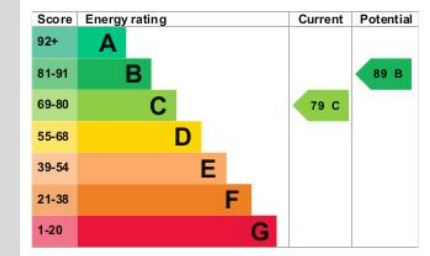


Ground Floor
Approx 45 sq m / 488 sq ft

First Floor
Approx 49 sq m / 527 sq ft

Denotes head height below 1.5m

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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