



MASONS
EST. 1850

15 HIGH HOLME ROAD
LOUTH, LN11 0EX

ABOUT 15 HIGH HOLME ROAD...

A beautiful character town house located a short distance from the town centre with the added benefit of off street parking. The property provides superbly presented accommodation, very deceptive in size offering modern day comforts whilst retaining the charm and features of the building.

Comprising spacious hallway with handsome staircase and tessellated floor, lovely sitting room with walk-in bay window, dining room, breakfast room, kitchen, gallery landing, 5 bedrooms and bathroom. Delightful private garden to the rear with patio areas, lawn, useful stores and gardeners WC.

Directions

Front St. James Church travel north along Bridge Street and start going up Grimsby Road, then take the second right turn at the crossroads onto High Holme Road. At the next junction carry straight on along High Holme Road and proceed until the property is found after a short distance on the left side.

The Property

Believed to date back to around 1890 in the late Victorian era and is of solid brick construction beneath pitched timber principal roof structures which are covered in slate tiles. The property is an exceptional example of these deceptively spacious family houses and has been meticulously maintained and improved retaining the charm and character of the rooms combining this with contemporary Kitchen and Bathroom fittings. The property has a gas fired central heating system via an Ideal Logic 4 year old combination boiler with 3 year warranty remaining. The house has retained its timber sash windows throughout and has TV connection points in most rooms. To the rear is a meticulously maintained garden with courtyard patio areas, lawn, garden shed and two useful stores plus gardeners WC.





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ACCOMMODATION

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

Entrance porch

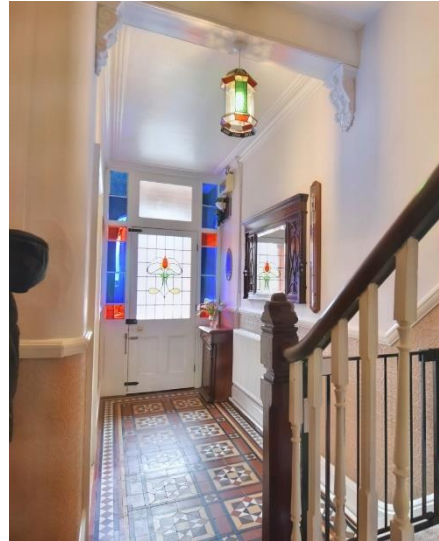
Having stone arch into porch with tiled floor and timber door having stained leaded window into;

Entrance hall

Superbly proportioned and welcoming hall, having original polished tessellated floor. Staircase leading to first floor with carpeted treads, timber banister and spindles. Dado rails to walls with coat hooks to side. Cornice to ceiling and corbeled opening, under stairs storage cupboard fitted with shelving and four panel doors to principal rooms.

Sitting room

Bright and spacious reception room having large walk in bay window with panelled surrounds, fireplace with timber mantelpiece and stone hearth with inset log effect gas stove fire. High ceilings with coving and picture rails to walls, smart heritage style decoration and solid timber floorboards.







Dining room

A fine reception room currently set up as dining room with window overlooking rear garden. Fireplace to side with decorative surround, tiled hearth and open grate fire. Coving to ceiling and picture rails to walls with solid timber floorboards.

Breakfast room

Centrally positioned with window to side and inset gas stove fire (not in use), built-in cupboards either side of chimney breast with quarry tiled floor and dado rails to walls. Hanging clothes airer to ceiling.

Kitchen

Delightful bright kitchen with the twin windows to side, good range of hand painted timber base and wall units, laminated worksurfaces with one bowl stainless steel sink and chrome mixer taps. Attractive tiling to splashback extending around to cooker area with electrics provided for large range cooker and built-in wide chimney hood extractor finished in matt black. Ideal logic gas fired combination boiler to corner, space and plumbing provided for washing machine and dishwasher. Original meat hooks to ceiling and tiled floor with access door to garden. Under stairs storage cupboard and door giving access to rear stairs leading to the rear most bedrooms.





First floor landing

Turned balustrade to half landing with door and steps up to access rear bedrooms and bathroom. Steps up to main landing, giving access to the front three bedrooms via four panelled doors and carpeted throughout. Dado rails to walls and having ceiling window and loft hatch to roof space, which is part boarded with ladder provided.

Bedroom one (centre)

Spacious double bedroom having window overlooking rear garden, built-in cupboard with shelving to side of chimney breast. Attractive decoration with picture rail to walls and having oak affect laminated floor.





Bedroom two (front)

Further spacious double bedroom, window overlooking front, built-in cupboard with shelving to one side and cast-iron open grate fireplace. Picture rail to walls and carpeted floor, connecting door through to;

Bedroom four (front)

Single bedroom at the front smartly decorated with oak laminate flooring. Having the connecting door through to bedroom 2. Would make an ideal nursery or could potentially be used to create an ensuite bathroom.

Bedroom three (Rear)

Double bedroom positioned towards the rear with window to side, attractively decorated having built-in wardrobes and fixed shelving with stairs bulkhead. Oak effect laminated floor and door through to;



Rear landing

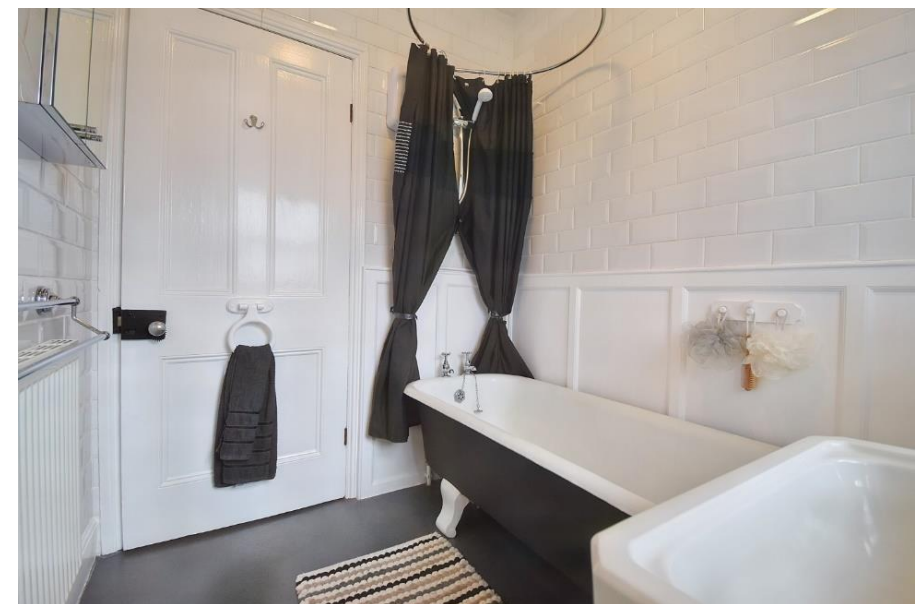
With carpeted floor and having wash hand basin with tiled splashback.

Bedroom five

Positioned at the far rear, single bedroom, window overlooking garden and carpeted floor currently set up as a home gym.

Bathroom

A beautiful period suite in keeping with the property, having freestanding bath with electric Triton shower unit above and circular curtain rail. Wash hand basin with cupboards below and low-level WC. Timber panelling to half height with the remainder having metro white tiling. Window to side and wall mounted electric heater together with radiator.





Outside

The front of the property enjoys a superb block paved driveway providing parking for up to 2 vehicles with dwarf brick perimeter walls and barked borders. At the side is a passageway leading into the rear garden. The gate to the left down the passage leads onto the properties rear garden.

Garden

A superb feature of the property and meticulously maintained throughout with an initially paved courtyard, providing ample space for alfresco dining and barbecues. Barked border to side and walled boundaries. Steps up into main lawn garden with fenced perimeters and beautifully kept throughout, step up into the rear patio laid to paving which captures the sun throughout the day making an ideal place to relax of a summers evening. Conifer hedging giving privacy to rear with garden shed positioned to the side.

A number of outbuildings are attached to the rear of the property of brick construction all with timber access doors, including **garden store** with lights and electric, window and painted exposed brick walls plus fitted shelving to side. Further **Store**, ideal for bikes and garden machinery etc. **Gardeners WC** fitted with low-level WC, wash hand basin with tiled splashback and outside tap, painted exposed brick walls and tiled floor. Covered log store adjacent.



Viewing

Please contact the agent to arrange an appointment.

Location

Louth is a popular market town known as the Capital of the Lincolnshire Wolds and positioned on the eastern fringe of this area of outstanding natural beauty. The town is known for the three markets which take place each week, the weekly cattle market and the attractive range of individual shops in the central conservation area. In the heart of the town is St James Church, which reputedly has the tallest church spire in the country. The town has a hospital, doctors' and dentists' surgeries, primary and secondary schools together with the King Edward 6th grammar school.

Lincoln is about 25 miles away inland, Grimsby about 16 miles to the north and the coast is around 10 miles away at its nearest point.

Louth has a sports centre with feature swimming complex, recreation ground with further sports hall, athletics and football clubs, golf course, tennis and bowls clubs, parks in Westgate Fields and Hubbards Hills and some fine country walks around the perimeter. There is a cinema and popular, well-supported theatre. The surrounding countryside is ideal for equestrian pursuits and the coast has miles of nature reserves and unspoilt sandy beaches.

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 the accuracy of 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 on sale. We are advised by the owner that the property is connected to Mains water, electricity, gas and drainage, but no public utility searches have been carried out at this stage. The property is in council tax band B.





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Approx Gross Internal Area
155 sq m / 1671 sq ft



FLOORPLANS AND EPC GRAPH



Ground Floor
Approx 79 sq m / 850 sq ft

First Floor
Approx 76 sq m / 821 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

MASONS
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Important Notice

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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