



184 EASTGATE,
LOUTH, LN11 9AG

MASONS
EST. 1850

ABOUT 184 EASTGATE...

A stunning 3 bedroom detached house positioned just a stones throw from the centre of Louth. This period property has been tastefully renovated to provide open plan contemporary turn-key accommodation with high quality fixtures and fittings while retaining the beautiful character.

The ground floor offers bright and airy living space with high specification kitchen opening to dining room and lounge with multi fuel burner. Recently fitted quality shower room while to the first floor are 3 generous bedrooms. At the side a private and enclosed sunny garden courtyard provides an ideal space to relax in on a summers evening.

The Property

Believed to date back to the Victorian era, the property has brick-faced walls with pitched timber roof and concrete interlocking tile covering. The property has retained its original timber sash windows and comes with all fitted plantation shutters and blinds included. Heating is provided by way of the Ideal Instinct 24 gas combination boiler. All internal doors are high-quality oak panel doors. The property has been finished to a very high standard throughout with high quality fixtures and fittings, creating a turn-key property just a couple of minutes' walk to the town centre. The property has a splendid private courtyard to the side which enjoys a south-westerly aspect and is low maintenance, meaning this property would also make an ideal second home or Air BnB, etc.



ACCOMMODATION

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

Kitchen

Accessed from the courtyard via glazed double timber doors, having a modern range of high-quality base and wall units with cream Shaker style doors with pewter handles, slimline granite worktops with attractive tiling to splashbacks, inset one and a half bowl stainless steel sink with chrome mono mixer tap and having a Cooke and Lewis single electric oven and four-ring induction hob with cream Smeg extractor above. Blow heater to plinth and having built-in slimline Cata dishwasher and built-in under-counter larder fridge and under-counter freezer. Panelling to ceiling with spotlights and window overlooking courtyard. Plantation shutters to entrance doors with rustic oak-effect laminated floor covering. Oak door to one side giving access to the cupboard with plumbing and electrics for washing machine with worktop above, suitable for housing tumble dryer. Opening through to:





Dining Room

A superb open plan space being open throughout the ground floor, allowing natural light to flood through the entire space. Continuation of rustic oak-effect laminate flooring. Staircase to first floor with carpeted treads and glass panel to side. Attractive decoration with window to front having fitted plantation shutters, thermostat to wall and one cupboard to side housing the Ideal Instinct 24 gas combination boiler with fitted worktop for storage and below, housing the gas meter, electric meter and consumer unit. Another cupboard adjacent fitted with shelving and light within and having the letterbox to the false front door. Opening through to:



Lounge

A cosy reception room with beautiful feature fireplace to chimney breast, having inset multi-fuel burner with stone hearth, tiled backing, timber surround and mantelpiece painted grey. Attractive decoration with windows to two aspects with fitted plantation shutters, continuation of rustic oak-effect laminated floor. Fitted shelving to walls.





Bathroom

A smart contemporary and recently fitted suite comprising large walk-in shower cubicle with sliding glass door. Aqualisa thermostatic mixer with rainfall and hand-held attachment, attractive mosaic tiling and grey tiles to remainder. Back to wall, low-level WC with mounted resin basin and worktop with mono mixer tap and storage cupboard below. Frosted glass window to side with fitted blind. Contemporary vertical radiator and attractive tiling to floor. Extractor fan to wall and inset spotlights to ceiling with further wall light.

First Floor Landing

Having carpeted floor with window overlooking the rear, attractive wallpaper to wall, smoke alarm and loft hatch to ceiling and cupboard above stairs fitted with shelving.



Master Bedroom

A large double bedroom in size with windows to two aspects with fitted blinds, picture rails to wall and carpeted floor.

Bedroom 2

A further generous double bedroom with window overlooking front with fitted blind. Carpeted floor, neutral decoration. A spacious bedroom and the vendors have explored the possibility of adding en suite facilities to this bedroom, which would be possible.

Bedroom 3

Steps down into the final bedroom which is a large single in size with window overlooking the front. Carpeted floor, part-vaulted ceiling with spotlights.



Garden

A delightful courtyard garden which is very private and enjoys a south-westerly aspect. Laid to low-maintenance riven stone paving and having timber access gate from road. Brick boundary walls with inset timber panelling, useful brick-built store to one side with timber door fitted with shelves. Outside light provided with the space providing a lovely suntrap ideal for al fresco dining and barbecues, the corner having a gazebo and seating area with pitched timber roof covering.



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.

Directions

From St. James' church, travel a short distance along Upgate and take the second left turning into Mercer Row. Follow the road around which becomes Eastgate, travel to the far end of the town centre and at the two mini roundabouts, carry straight on. Continue along Eastgate for a short distance and the property will be found on the right-hand side.

Viewing

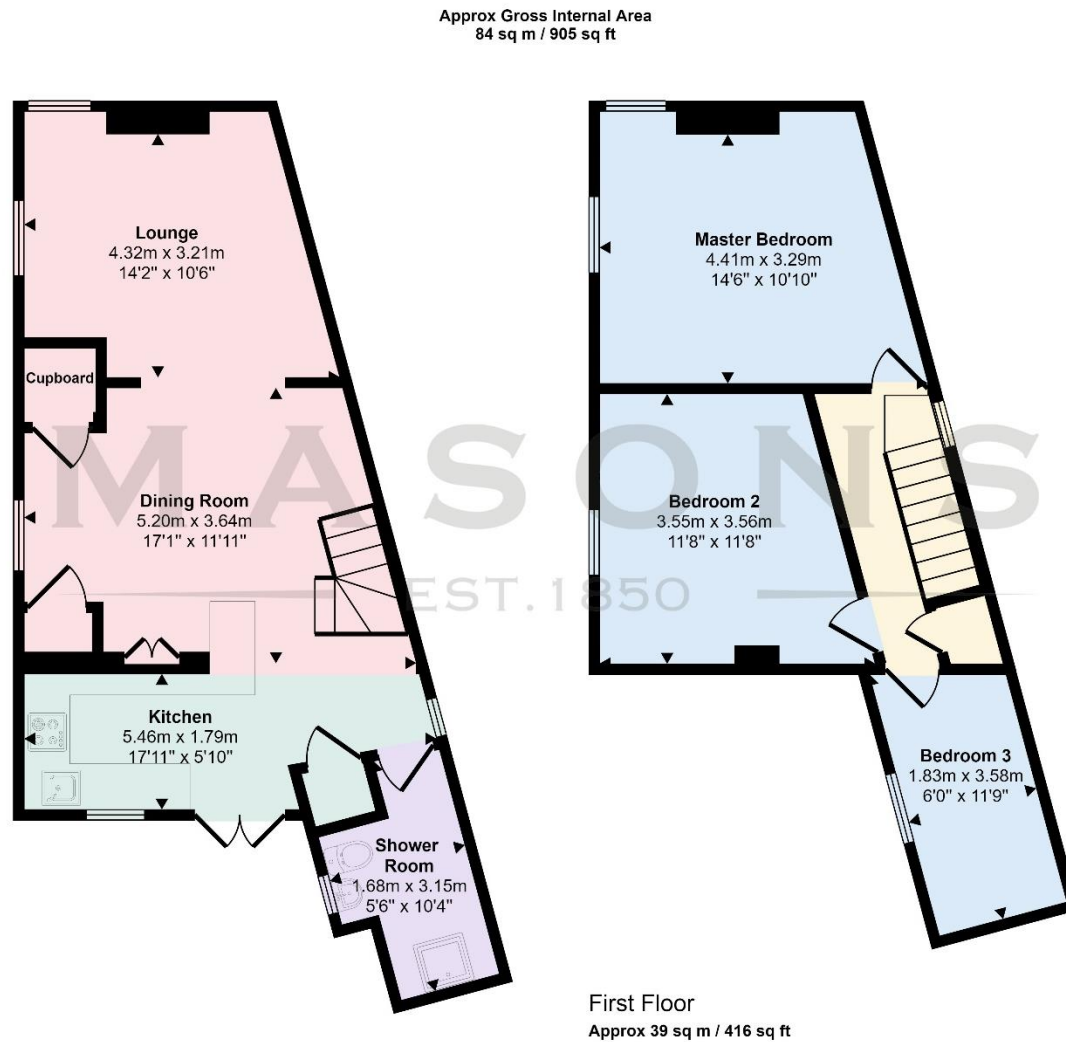
Strictly by prior appointment through the selling agent.

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 A.



FLOORPLANS AND EPC GRAPH



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		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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