



29 WESTGATE,
LOUTH, LN1 1 9YQ

M A S O N S

EST. 1850



ABOUT 29 WESTGATE...

A charming late Georgian two bedroom cottage positioned in the desirable conservation area of Louth market town, perfectly positioned between Westgate fields and just a short walk into the town centre. The property is superbly maintained, retaining all of its original features, comprising dining hall, lounge with fireplace, kitchen, two good size bedrooms to the first floor with shower room, while to the rear a delightful low maintenance raised cottage garden with views of St. James' church.

Directions

On foot, proceed to the west end of St. James' church and facing Westgate, proceed away from the town centre along Westgate. After passing the left turn for Schoolhouse Lane the property will be shortly on your left.

The Property

Believed to date back to late Georgian times, around 1800, the property is in a prime position within Louth's conservation area. The property has retained many original features, including fireplaces, Yorkshire sash windows and heating is provided by way of a Glow Worm gas boiler with hot water tank. The property has a pitched timber roof with a clay pantile



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covering with painted brick-faced walls and dormer window to the front elevation. A delightful and private rear courtyard can be accessed via a pedestrian right of way through the garden of 31 Westgate.

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

Dining Hall

Accessed via a blue painted, four-panel timber door into the delightfully decorated reception hall with ample space for dining table. Staircase to first floor with timber banister and spindles with useful understairs storage cupboard. Yorkshire sash window to front and carpeted floor. Step up to four-panel timber door into:

Sitting Room

A surprisingly large reception room centrally positioned with Yorkshire sash windows to three aspects. Large chimney





breast with inset cast iron fire surround with open grate, timber surround and mantel piece with tiled hearth. Timber beam to ceiling, carpeted floor and door through to:

Kitchen

With good range of base and wall units finished in matt ivory Shaker style with oak-effect, roll-top laminated work surfaces. Attractive blue tiling to splashbacks with integrated single Neff electric oven and Neff four ring induction hob with extractor fan above. One and a half bowl stainless steel sink. Space and plumbing provided for washing machine and under-counter fridge. Glow Worm gas boiler to corner with timer controls, white heated towel rail, electric consumer unit to side. Terracotta tiling to floor, window to rear and timber door giving access to rear garden.

First Floor Landing

Neutrally decorated with carpeted floor and timber doors into bedrooms and bathroom. Useful wardrobe cupboard to side with shelving and hanging space.



Master Bedroom

An exceptional master bedroom being much larger than average with windows to two aspects. Large chimney breast to side, neutrally decorated and with carpeted floors. Cupboard to side housing the hot water cylinder, ideal for airing cupboard.

Bedroom 2

With window over front, carpeted floor and having a good range of built-in wardrobes to side.

Shower Room

Large shower cubicle with curved glass screen, tiling to wet area and thermostatic mixer. Heritage style WC and wash hand basin with mirror and lighting to either side. Window overlooking side, spotlight to ceiling, white heated towel rail, loft hatch to roof space and tile-effect flooring.







Rear Garden

Accessed from kitchen into gravelled courtyard. Metal gate giving right of way access through neighbouring garden back to the road. Brick retaining walls surrounding courtyard with steps and iron railing up to patio, providing a delightful and sunny space enjoying a southerly aspect with views of St. James' church spire to one side. High-level brick walls to boundary and planted borders with mature shrubs and bushes. An ideal space for relaxing of a summer's evening or barbecues, laid with smart pavers. Outside light and tap provided.

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

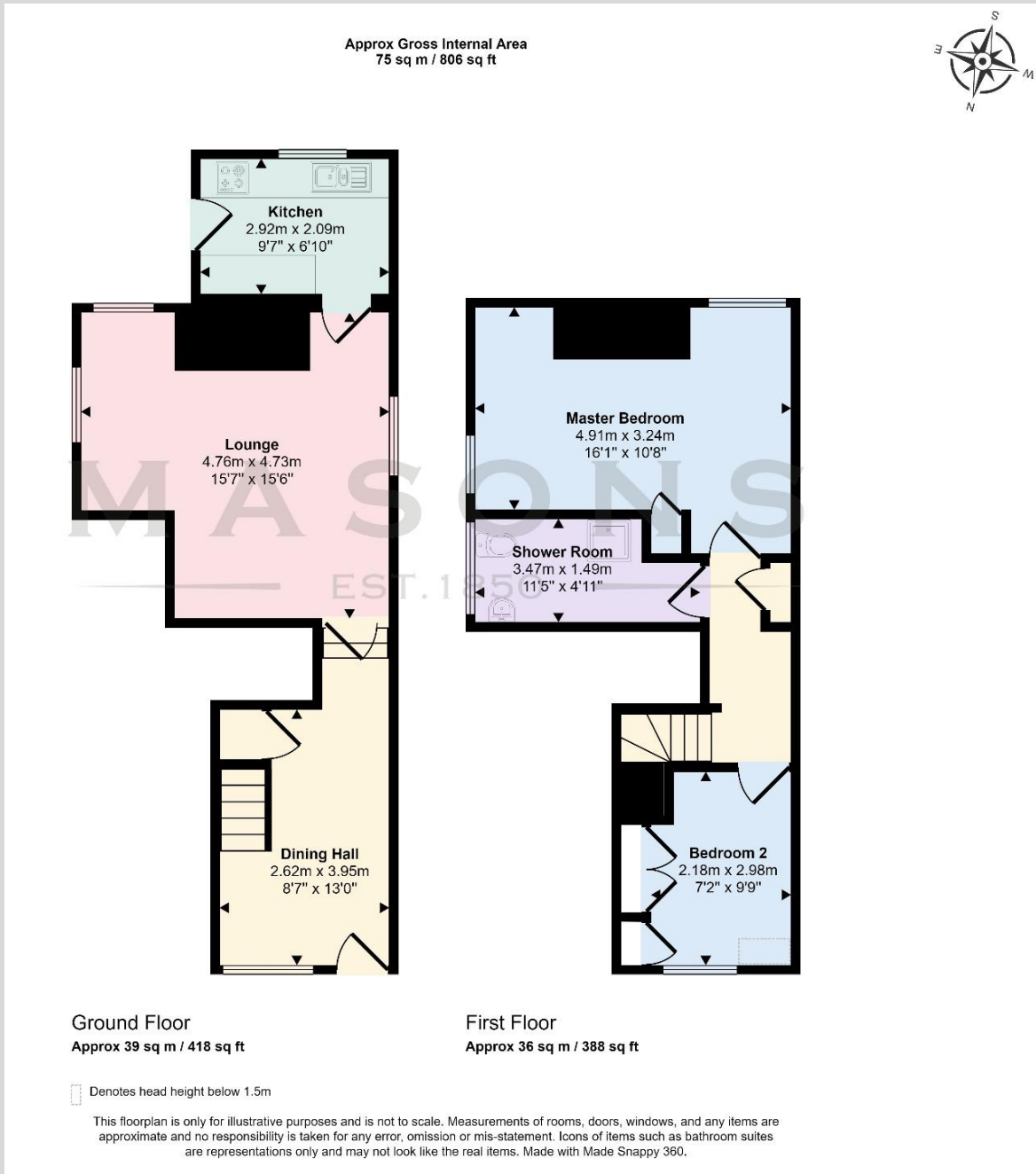
Strictly by prior appointment through the selling agent.

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 A.



FLOORPLANS AND EPC GRAPH



MASONS

EST. 1850

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Important Notice
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