

32 ST. MICHAELS ROAD,
LOUTH, LN11 9DA

MASONS
ESTD 1850

ABOUT 32 ST. MICHAELS ROAD...

A superbly presented detached period town house located within Louth's conservation area just a short walk to the town centre. Well positioned on a quiet road, this charming home has retained its original character while offering modern fixtures and fittings and comprises; hall, sitting room, lounge, dining room, kitchen, utility and WC while to the first floor 3 bedrooms and bathroom with further craft/study room. The delightful secluded and private walled gardens provide a superb space to relax in. Viewing is essential to appreciate the space provided throughout.

Directions

From St. James' Church travel south along Upgate and continue to the traffic lights. Turn left here along Newmarket and continue to The Brown Cow pub, turning left down Church Street. Continue for a short distance until the junction with St. Michael's Road, turn left here and the property is on the right.

The Property

This Victorian period house is constructed with brick-faced walls, pitched timber roof covered in slate tiles with original timber sash sliding windows to the front and partially to the rear, with the remainder of the rear having uPVC doors and windows. The property retains many original features including fireplaces, picture rails and bay windows. Heating is by a modern Ideal gas-fired central heating system with hot water cylinder. The property also has an open grate fire to the sitting room with multi-fuel burner to the rear reception room and the dining room.



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Accommodation

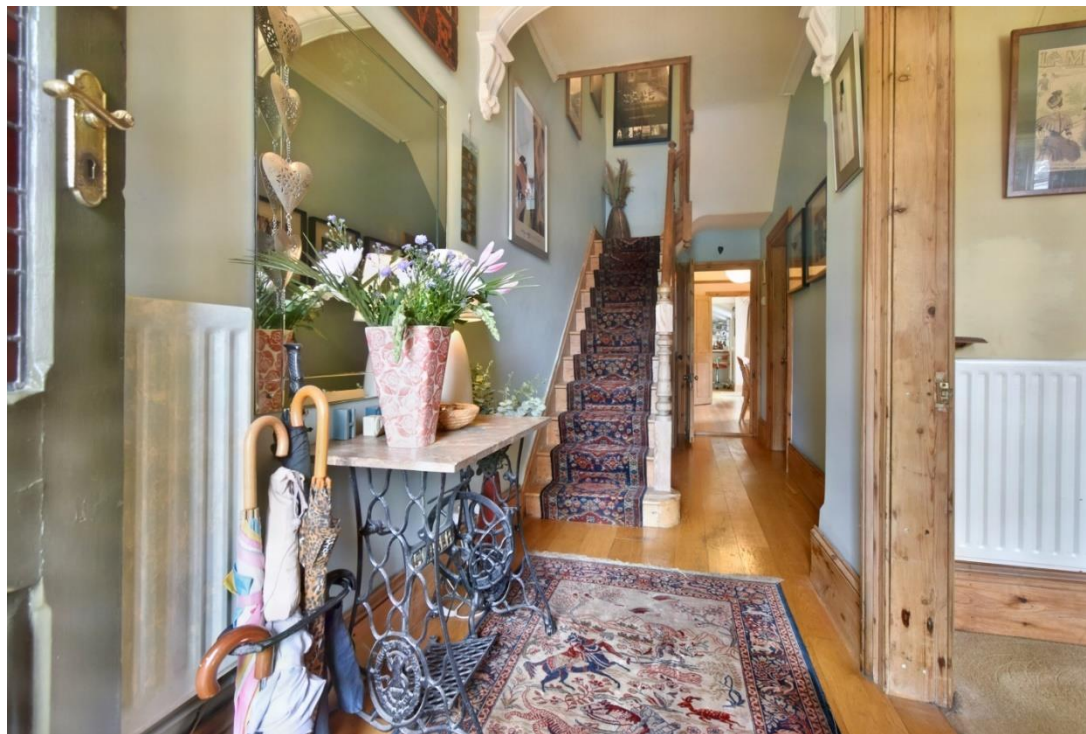
(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Porch

Arched opening with courtesy light into covered porch. Original quarry-tiled floor with leaded and stained glass windows to centre, timber door with windows surrounding into:

Entrance Hall

A welcoming and spacious entrance hall having original arch and corbels to side, freshly decorated in attractive pastel colour with picture rails to wall. Four-panel pine doors to principal rooms and oak flooring. Cornice to ceiling and staircase with timber banister and spindles, with carpeted treads leading to first floor. Useful understairs storage cupboard housing the alarm unit and heating controls.





Sitting room

Positioned at the front of the property with superb large bay window, retained original sash windows with a bright southerly aspect. Picture rails to walls and cornice to ceiling with carpeted floor and superb fireplace with marble surround, inset cast iron and tiled open grate with tiled hearth, creating a focal point to the room. Fitted shelving either side to alcoves and satellite connection.

Lounge

Centrally positioned and being a very generously-sized reception room which could be used for a variety of purposes, with large walk-in bay having double patio doors leading to rear garden. Pine flooring with picture rails and cornice to ceiling, with attractive decoration, fitted shelving either side of chimney breast with a smart marble fire surround with slate tiled hearth and inset Hamlet multi-fuel burner creating a warm and cosy space to relax in. Satellite connection with cupboard to side housing the electric meter and consumer unit.

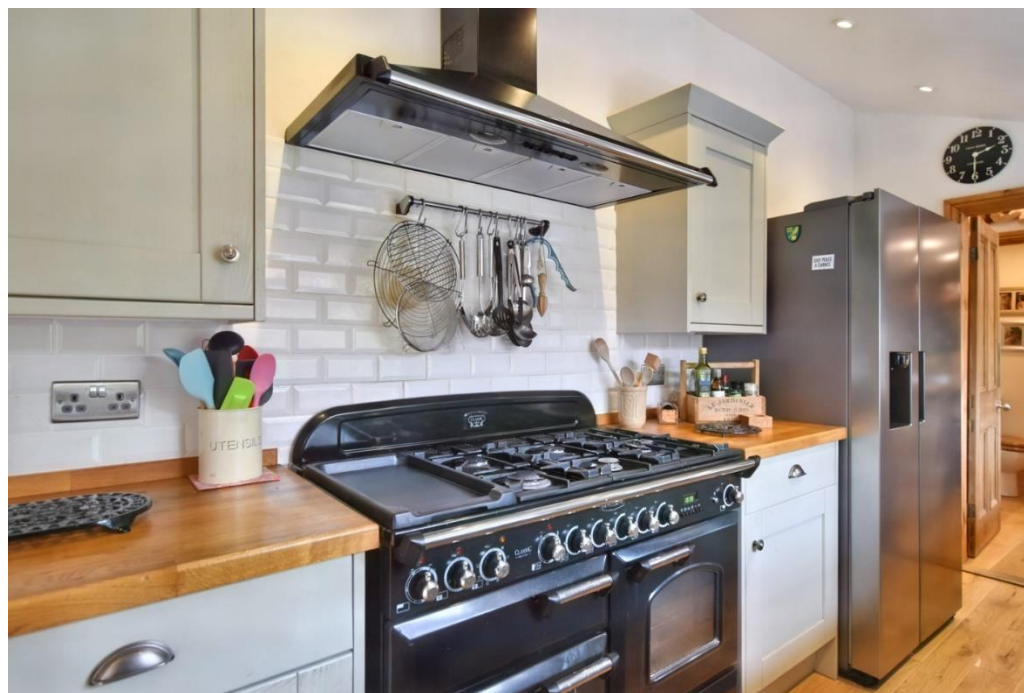


Dining Room

With sash window to side, large multi-fuel burner inset within the fireplace with oak mantelpiece and slate tiled hearth. Fitted cupboards to side with shelving, picture rails to walls and oak plank flooring. Currently set up as a dining room. Door through to:

Kitchen

An extensive range of modern base and wall units with Shaker style doors. Solid oak woodblock work surfaces with tiling to splashbacks. One and a half bowl ceramic sink with chrome mixer tap and pull-out nozzle. Built-in full-size Lamona dishwasher and American style fridge/freezer (available by separate negotiation) with free-standing Rangemaster cooker (available by separate negotiation) with five ring gas hob above and Rangemaster extractor hood. Twin white-painted ladder style radiators with large three-piece bi-fold door leading into rear garden with twin windows to side. Oak plank flooring and spotlights to ceiling.





Utility Room

Positioned at the rear with fitted solid oak woodblock worktop with base units below. Space and plumbing provided for washing machine and tumble dryer. Fitted shelving to perimeter with tiling to splashback, window to side and spotlights to ceiling with oak flooring. White ladder style radiator to side and door into:

Cloaks/WC

Corner low-level WC, oak plank flooring and ceiling light.

Landing

Gallery style landing with half-height landing steps leading up to front. Original timber floors and carpeted treads. Timber banister and spindles, newly decorated in pastel colours. High-level window to rear and large loft hatch to roof space with fitted ladder. Panelled pine doors to bedrooms and bathroom.



Bedroom 1

Positioned at the front being a good double in size with original sash window, picture rails to walls and cornice to ceiling. Original pine floor and attractive decoration, with alcoves either side of chimney breast.

Bedroom 2

Positioned centrally with sliding sash window to two aspects overlooking rear garden. A generous double in size with good range of built-in wardrobes, carpeted floor and picture rails to walls.

Bedroom 3

A single bedroom positioned at the front with sash window, picture rails to wall, attractive decoration and being a single in size with carpeted floor. Currently set up as a home working space.





Family Bathroom

Four-piece suite consisting of free-standing roll-top bath with chrome feet and tap mixers with hand shower attachment. Large corner shower cubicle with pivoting door and thermostatic mixer with rainfall and hand-held attachment. Tiling to all wet areas. Low-level WC and wash hand basin, heritage style fittings, wood panelling to half-height walls and frosted glass window to side, extractor fan and illuminated mirror above basin. Spotlights to ceiling and tile-effect vinyl cushion floor. Airing cupboard to corner with louvred doors housing the Ideal Logic Max Heat 24 gas boiler with hot water cylinder positioned below and shelving provided for laundry. Door through to:

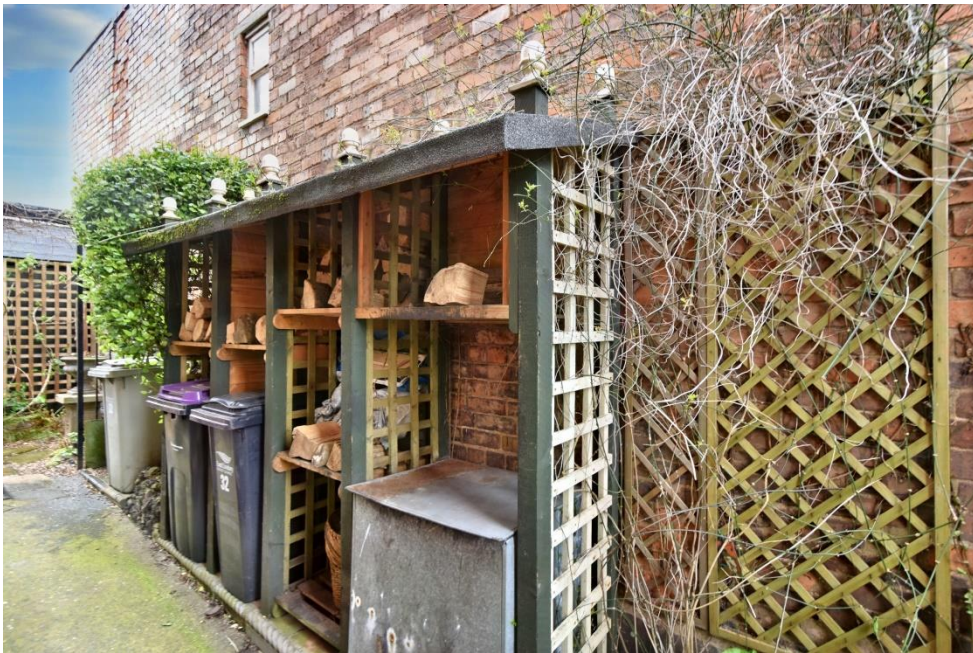
Study/Craft Room

Accessed via steps down from bathroom and currently set up as a craft room with window to side overlooking garden, spotlights to ceiling and timber floor. Could potentially be used as a fourth occasional bedroom and is large enough to take a single bed if required or would make an ideal nursery or dressing room.



Outside

At the front of the property, access is via a wrought iron gate with steps up to the pathway leading to the front door and passage down the side of the house. Brick-built front boundary wall with pillars and hedged and fenced boundaries with mature bushes. Further steps leading up to flagstone pathway leading to porch, with large secure wrought iron gates giving access to rear garden.





Rear Garden

A delightful and private rear garden enjoying a bright and sunny position with high-level walled boundary, laid to paving slabs and attractive patios all round with climbing ivy to boundary wall and raised planted borders with mature shrubs and bushes. Seating areas capturing the sun at different times of the day. Outside lighting and tap provided. Two smart garden sheds included in the sale and providing useful storage. Access to lounge via patio doors and pathway leading down the side of the property to the smart log store with covered roof and fitted with shelving and bin storage areas with coal bunker within.

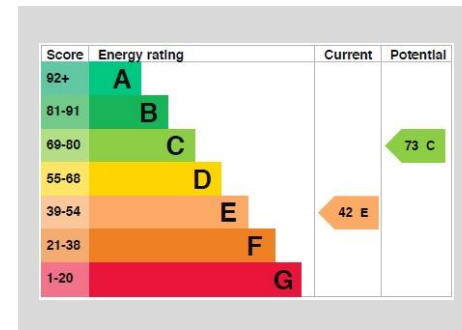
Location

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.



FLOORPLANS AND EPC GRAPH



Approx Gross Internal Area
128 sq m / 1381 sq ft



Ground Floor
Approx 69 sq m / 746 sq ft

First Floor
Approx 59 sq m / 635 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.

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 C.

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