



5 NEWBRIDGE HILL,  
LOUTH

MASONS  
EST. 1850



## ABOUT 5 NEWBRIDGE HILL...

Well positioned in the popular market town of Louth is this completely renovated 3 bedroom terraced home. The property has been finished to a high specification with contemporary designs offering spacious family accommodation comprising porch, hall, lounge, kitchen, dining room and WC. To the first floor are 3 generous bedrooms and bathroom off the landing. A low maintenance rear garden enjoys a south westerly aspect with garden store while on street parking is available directly outside.

### **The Property**

An attractive Period mid-terraced house which has been comprehensively renovated by the current vendor to create contemporary living accommodation with brand new fitted kitchen and bathroom, windows and central heating system (8 year warranty) and completely replastered and re-modelled layout with new floorings throughout. In addition the property has been re wired, new drains fitted, and new roof to rear aspect. The property has also had the garden landscaped and has been decorated to a high standard. The property has the useful addition of the basement which could potentially be converted to useable living space and currently makes ideal storage.

### **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 arched entrance with painted grey walls, tiled floor and part-glazed timber door with window above into:

### **Entrance Hall**

With white painted walls, coat hooks to side, staircase leading to first floor with timber banister and spindles, carpeted treads and oak-effect Karndean flooring. Thermostat to wall and door under stairs leading down to basement.



# 5 NEWBRIDGE HILL, LOUTH, LN1 1 ONQ

## Basement

With lighting, ideal for storage and could potentially be converted to accommodation.

## Lounge

Positioned at the front, being a bright and spacious reception room with white painted walls, grey feature wall to one side, carpeted floor and double-glazed window to front. BT and Virgin Media internet connection points.

## Kitchen

Having a good range of recently fitted base and wall units finished in gloss grey with brushed stainless steel handles. Rolltop laminated work surfaces with attractive tiling to splashback. Single bowl stainless steel sink, built-in single electric Lamona oven with Lamona four-ring gas hob above and extractor fan over. Space and plumbing provided for washing machine, large window to rear elevation and space to side for tall fridge/freezer. Oak-effect Karndean floor and spotlights to ceiling.





### **Dining Room**

Positioned at the rear and having space for table to side, window to rear and rear uPVC part-glazed entrance door into garden. Spotlights to ceiling and oak-effect Karndean floor. Worcester gas combination boiler to side. Door through to:

### **WC**

Low-level WC, wash hand basin with storage cupboard below and grey unit. Frosted glass window to side, extractor fan to wall and spotlight to ceiling with oak-effect Karndean floor.

### **First Floor Landing**

Carpeted stairs and landing, timbered banister and spindles, neutrally decorated. Fresh air ventilation system to ceiling and useful built-in wardrobe over stairs with hanging rails and shelves. Loft hatch to roof space.





**Bedroom 1**

Positioned at the rear, being a large double in size with neutral decoration and carpeted floor. Window overlooking the garden.

**Bedroom 2**

A further double bedroom with window to front, neutral decoration and carpeted floors.

**Bedroom 3**

A further good size bedroom currently used as a single but would make a double bedroom. Window to front, carpeted floor and neutral decoration with built-in wardrobe to side with hanging rail and shelving.





### **Family Bathroom**

Having smart white suite consisting of shower bath with Mira thermostatic mixer, Mermaid style panelling to wet area and glass screen to side. Low-level WC, wash hand basin with illuminated mirror above, heated towel rail, frosted glass window to rear, spotlights to ceiling and extractor fan to wall with sloping ceiling and grey luxury vinyl tiled flooring.

### **Garden**

Being laid to slab patio adjacent the property, providing ample space for al fresco dining and barbecues, outside tap. The garden extends into a gravelled area making for a spacious family garden. At the rear is a useful brick-built store ideal for bikes and tools, etc. Wall to side separating from neighbour's garden, gated access to the shared passage with the neighbour which leads down to the front of the property with secure door access leading to the pavement.

### **Location**

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. 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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.



### Directions

From St. James Church in the centre of Louth proceed south along Uppgate and turn second left along Mercer Row – follow the road through the centre and on the far side at the second mini roundabout turn left along Ramsgate. Follow the road to the next mini roundabout and turn left onto Newbridge Hill, the property is then immediately on your left.

### Viewing

Strictly by prior appointment through the selling agent.

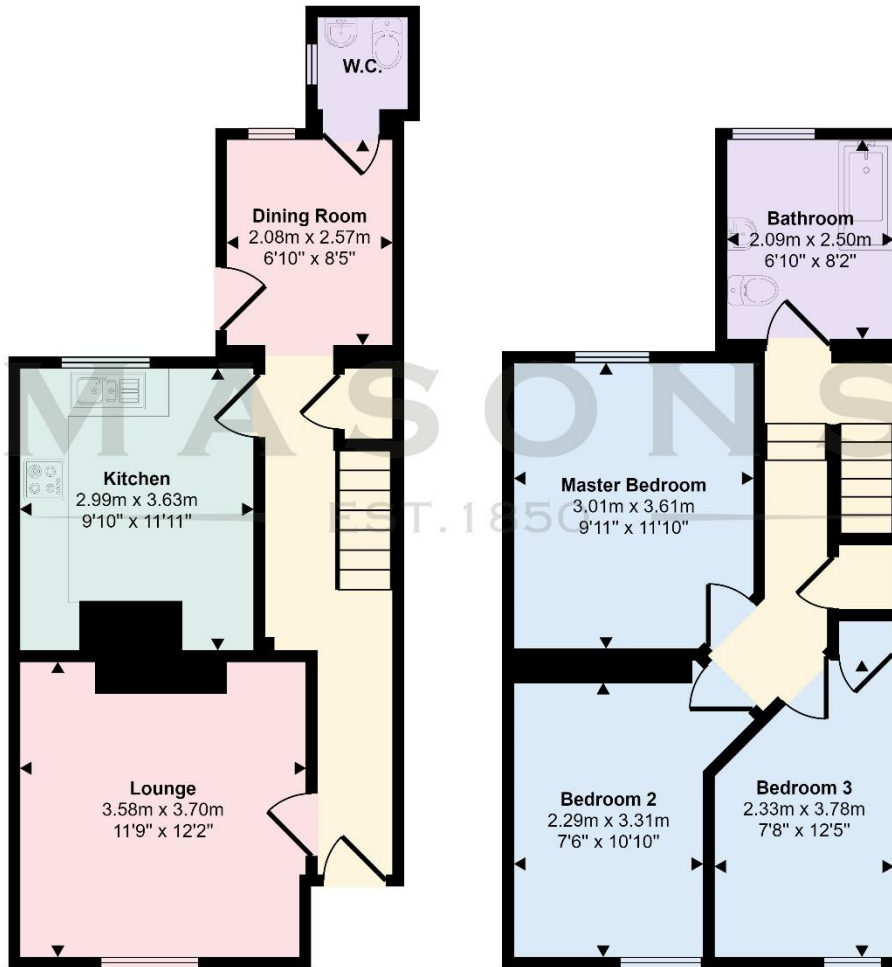
### General Information

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

Approx Gross Internal Area  
83 sq m / 889 sq ft



**Ground Floor**  
Approx 41 sq m / 445 sq ft

**First Floor**  
Approx 41 sq m / 444 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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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