



4 THE MOORINGS
LOUTH LN1 1 ODD

MASONS
EST. 1850

4 THE MOORINGS, RIVERHEAD, LOUTH, LINCOLNSHIRE LN1 1 ODD

Positioned in the canal side area of Louth market town just a few paces from the Woolpack Inn, this family home comprises a mid-terraced house with the benefit of a roof conversion providing a third master bedroom and has an allocated parking space in a courtyard to the rear. Lounge, re-fitted dining kitchen by Wren with appliances, central hallway, first floor landing with spindle balustrade to staircases, bathroom, gas-fired central heating system including a new boiler in 2022 and replacement uPVC double-glazed windows with white frames. Enclosed courtyard at the rear.



Directions

From St. James' Church proceed south along Uppgate and take the second left turn into Mercer Row. Follow the road through the town centre and on the far side of town, at the second mini roundabout turn left along Ramsgate. At the next mini roundabout take the second exit along Ramsgate Road and proceed for some distance until just after the Woolpack Inn, turn left here along Riverhead and then proceed until the house is found on the left side.

The town centre is a level walk from the property and canal side pathways lead east to the edge of town and open countryside.

THE PROPERTY

Constructed in 1986, The Moorings comprises a small group of properties with brick-faced cavity walls under a concrete tiled roof and positioned opposite the canal basin. Number 4 has the benefit of an attic conversion with building regulation approval which has created a master bedroom on the second floor with a skylight window overlooking the town to the north. On the first floor there are two further bedrooms, a landing and bathroom whilst the ground floor provides a lounge at the front, a central hallway with return staircase leading up to the landing and a dining kitchen.

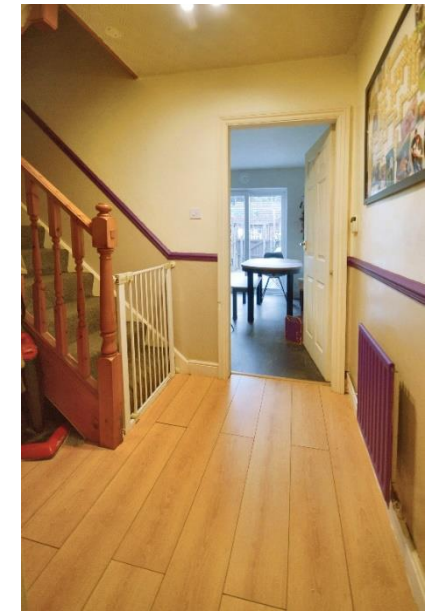
The kitchen has been re-fitted with a modern range of units in pale grey by Wren and there is a sliding double-glazed patio door and side panel onto a courtyard at the rear. The house also enjoys the valuable benefit of an allocated parking space to the rear of the house. The house has replacement white uPVC double glazed units and there is a modern composite front door. The gas central heating system is by a gas combination boiler which was renewed in 2022.

ACCOMMODATION

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

Ground Floor

The main entrance is at the front of the house where a composite front door which is finished in white internally and grey externally, has five double-glazed, square panels inset and opens into the:





Entrance Lobby

With light, coat hooks to wall plaque and electricity consumer unit. Oak-effect laminate floor covering which extends through to the:

Lounge

With double radiator, front window, coved ceiling and free-standing remote control digital controller for the central heating system. White six-panel door to the:

Inner Hall

Radiator, dado rail and return staircase leading off with pine spindle balustrade to the first floor. Door to understairs store cupboard, ceiling light with four LED spotlights and further white six-panel door to the:

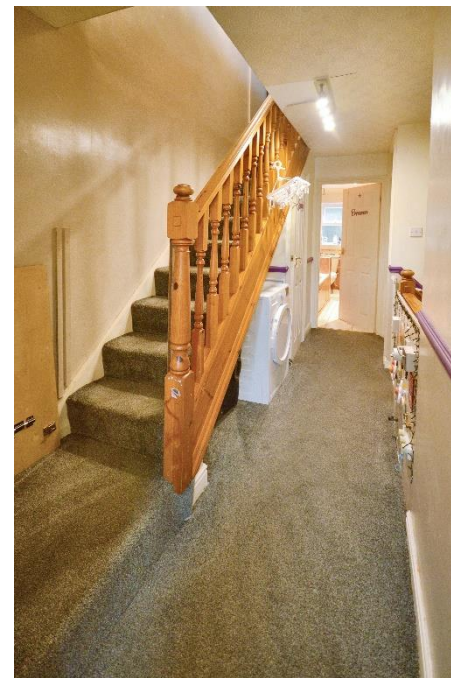
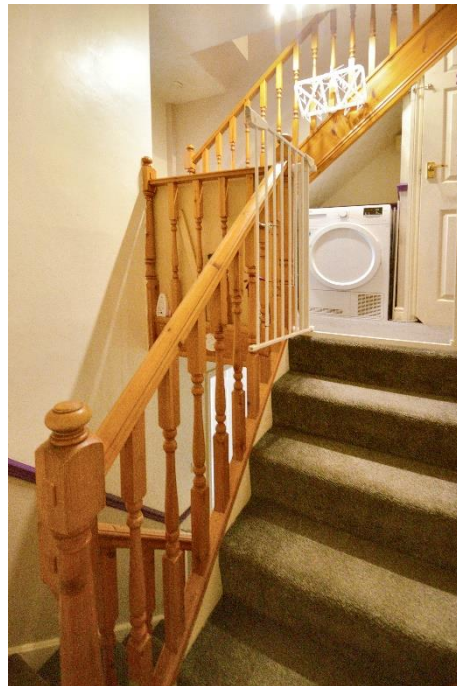
Dining Kitchen

Recently re-fitted by Wren and having a range of built-in units finished in pebble grey gloss and comprising base cupboards and a shelf unit, wide drawer unit with deep pan drawers, wall cupboard units and a tall unit housing the CDA electric fan oven with grill.

Tall recess adjacent for an upright fridge/freezer. CDA black ceramic induction hob and cooker hood with downlighters over. The work surfaces have a textured finish with matching upstands and there is an inset single drainer, stainless steel sink unit with a lever mixer tap.

Space with plumbing for washing machine, rear window and sliding double-glazed patio door with side panel onto the rear courtyard. Wall-mounted Worcester combination central heating boiler. Double radiator, laminated floor covering and three LED spotlights to ceiling fitting.





First Floor Landing

The pine spindle balustrade extends around the stairwell to form a small gallery and there is then a second staircase leading up to the second floor with a complementary pine spindle balustrade. A shaped, six-panel door opens onto a useful understairs store cupboard with power point and high-level shelves, together with space adjacent for a condenser drier using the power point in the cupboard. There are four spotlights to a ceiling fitting and doors lead off to bedrooms 2 and 3 and the bathroom.

Bedroom 2 (rear)

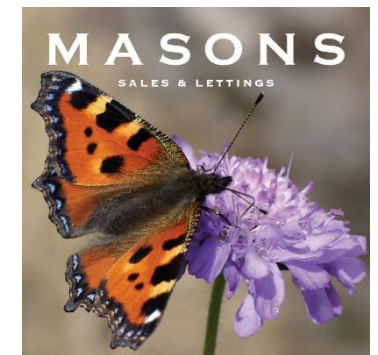
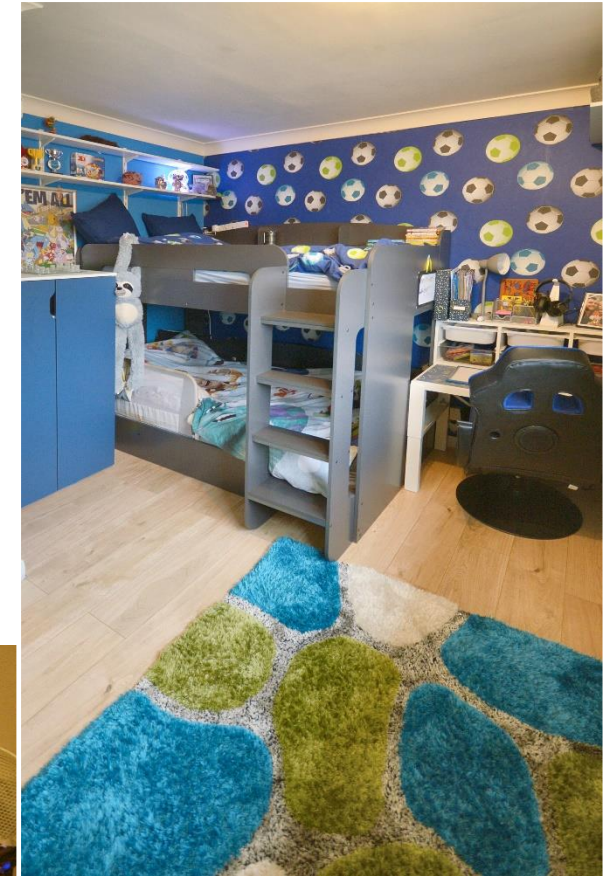
An L-shaped bedroom presently used for cabin beds but with space for a double bed if required. Laminated oak-effect floor covering, rear window with child safety restrictors, radiator and covered ceiling.

Bedroom 3 (front)

A good size single bedroom with radiator, front window with child safety restrictors, coved ceiling and three spotlights to ceiling fitting. Oak-effect laminate floor covering.

Bathroom

Light coloured suite comprising panelled bath with shower fittings to mixer tap and a glazed screen. Low-level, dual-flush WC and shaped pedestal wash hand basin. Ceramic-tiled walls in contrasting colours with border tiles, front window, coved ceiling and downlighter spotlights. Ceramic-tiled floor and double radiator.



Second Floor

Bedroom 1

A good size double bedroom with deep, part-sloping ceiling and rear double-glazed skylight window. Built-in range of wardrobes with part-glazed double doors, hatch accesses (one behind the wardrobes) to front and rear eaves spaces, one of which has boarding for storage purposes. Screen to the stairwell, three spotlights to ceiling light fitting and two spotlights to a wall light fitting.

Outside

To the rear of the house please note that the garden outbuildings will be removed prior to completion, leaving a slab-paved courtyard with inset growing areas to the rear, which the present owners have used for flowers and vegetables. Floodlight and water tap.



There is screen fencing to the courtyard parking area beyond and a gate into the property. **NB.** The timber-framed netting enclosing the courtyard area was installed for cats and can be left in situ if the purchaser requires or the owners will remove this prior to completion. The allocated car parking space for the property is the second designated area to the rear of the courtyard.

To the front of the property there is a small rockery and gravelled garden area with ornamental shrubs and a pathway leading to the front door.

Viewing

Strictly by prior appointment through the selling agent.

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.

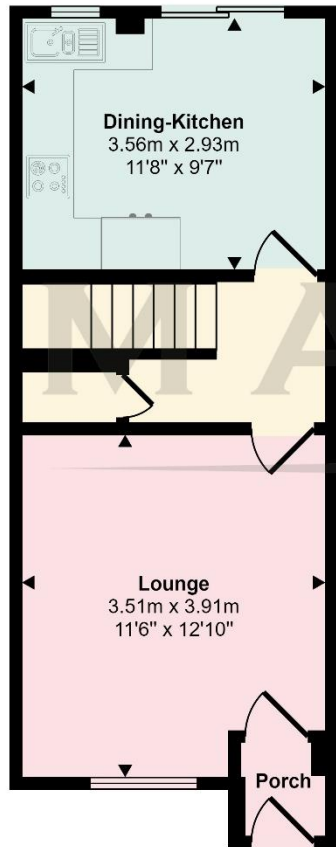
General Information

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.

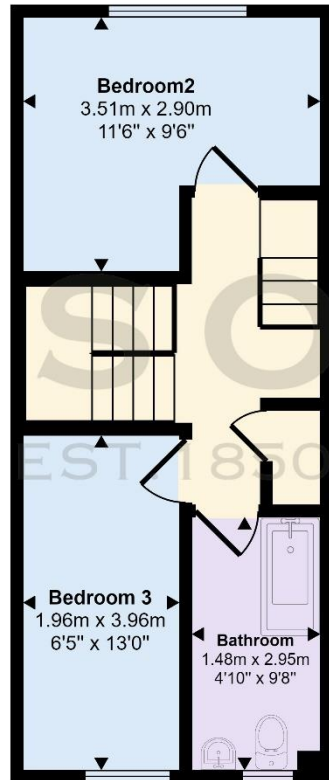


FLOORPLANS AND EPC GRAPH

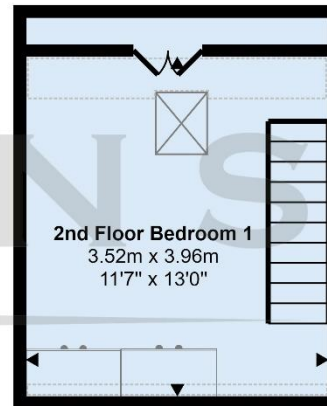
Approx Gross Internal Area
79 sq m / 847 sq ft



Ground Floor
Approx 32 sq m / 344 sq ft



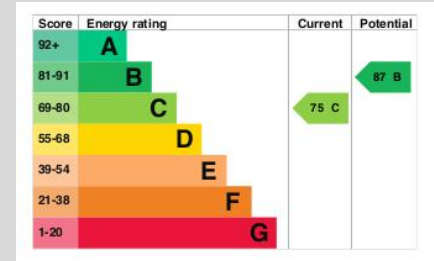
First Floor
Approx 31 sq m / 335 sq ft



Second Floor
Approx 16 sq m / 168 sq ft

Denotes head height below 1.5m

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.



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;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
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