



Masons
EST. 1850

2 WATTS LANE, LOUTH

ABOUT 2 WATTS LANE

Nestled in a sought-after spot in the vibrant market town of Louth, this enchanting two-bedroom terraced cottage is just a stone's throw from a variety of shops and amenities. Enjoy the convenience of off-street driveway parking on a tranquil no-through road. The extensive rear gardens are a true highlight, offering a spacious sanctuary for gardening enthusiasts, complete with an outhouse, summer house, and a serene pond—an idyllic retreat from the bustle of everyday life.

Inside, the cottage has been thoughtfully renovated to provide a contemporary living space. The generous breakfast kitchen flows seamlessly into a cozy lounge/diner and a light-filled conservatory, perfect for relaxing or entertaining. Upstairs, you'll find two inviting double bedrooms and a stylish shower room. The front of the property features a paved parking area for one car. A viewing is essential to fully appreciate the charm and potential this delightful home has to offer!

Directions

From St James Church travel south on Ugate to the traffic lights and turn left along Newmarket. Follow the road for some distance passing the Brown Cow on the left, on arriving at the co-op supermarket on the left turn immediately left down the side onto Watts Lane. The property will then be found a short way on the right side.

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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)

Breakfast Kitchen

Accessed from the rear via a part-glazed uPVC door into the recently fitted only three years ago kitchen comprising modern base and wall units with Shaker style doors with wood effect square edged laminate worksurface, 1.5 bowl white resin sink with chrome mono-mixer tap, attractive tiling to splash backs with inset cupboards to one area creating a useful breakfast bar area, space and plumbing provided for white goods including washing machine, tumbler dryer, undercounter fridge and freestanding electric cooker (white goods available by separate negotiation), window to side elevation and spotlights to ceiling with wood effect Karndean flooring.

Lounge/Diner

A superb open plan space in the property, far larger than expected for the property type, with staircase to one side leading to first floor with understairs cupboards, timber door to side into conservatory with window, carpeted floor with ample space for dining table, with the room extending into the spacious lounge area with window to front elevation and a smart coal effect gas fire with marble hearth and surround and timber mantelpiece, carpeted floor throughout.

Conservatory

Positioned to the side of the property being a useful lean-to conservatory with windows to all sides and opaque polycarbonate roof panels, light and power within with a further external entrance door onto the driveway, fitted blinds to windows and having a tiled floor, creating a superb space to relax in which catches sun for the majority of the day, having a south-westerly aspect.





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First Floor Landing

With timber banister, carpeted floor and loft hatch to roof space, six panel doors to bedrooms and bathroom.

Master Bedroom

Positioned to the front with large window and neutrally decorated with carpeted floor, to one side there are large built-in wardrobes creating useful storage space and being a generous double in size.

Bedroom 2

Further double bedroom positioned to the rear with window to side and carpeted floor, attractive decoration.

Shower Room

Smart and contemporary suite comprising a walk-in shower with smoked screen to side, thermostatic mixer with handheld and rainfall head attachments with fitted shelving, while to the opposite side is a wash hand basin with storage cupboards below and low level WC with worktop above, with the walls fully fitted with attractive panelling creating low maintenance with tile effect floor, spotlights to ceiling and frosted glass window to side.





Front Garden

Having a generous tarmac and concrete drive providing ample space for a large vehicle to park with a small planted garden to front boundary, exterior lighting provided with the paved path extending down the side of the property where right of way is granted to neighbouring properties to access their gardens, gated access to rear entrance door with outside tap and light and with secure gate into:

Rear Garden

A superb feature of the property being far larger than expected and for the property type, extending a long way further back and being completely private and secure with an initial paved patio area adjacent a useful brick built storage shed, high level boundaries to both sides with planted borders with mature bushes with the storage shed having light and power provided within, adjacent which is a covered seating area with solid roof and brick surround making for an ideal alfresco dining area looking out onto the beautiful gardens. The garden then extends out into the main garden area which is well planted with mature bushes, shrubs and flowering plant which provide colour and life to the garden at different times throughout the year. Smart pond to one side while adjacent is a timber built summerhouse with glazed doors and windows in excellent condition, making a further space to relax with patio areas adjacent. Boundaries made up of high level hedging and fencing with the main lawned area to centre and extending to the rear where the garden narrows to the rear point and giving access to a useful garden shed, ideal for machinery and cycles with paved pathway adjacent.





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Viewing: Strictly by prior appointment through the selling agent.

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.

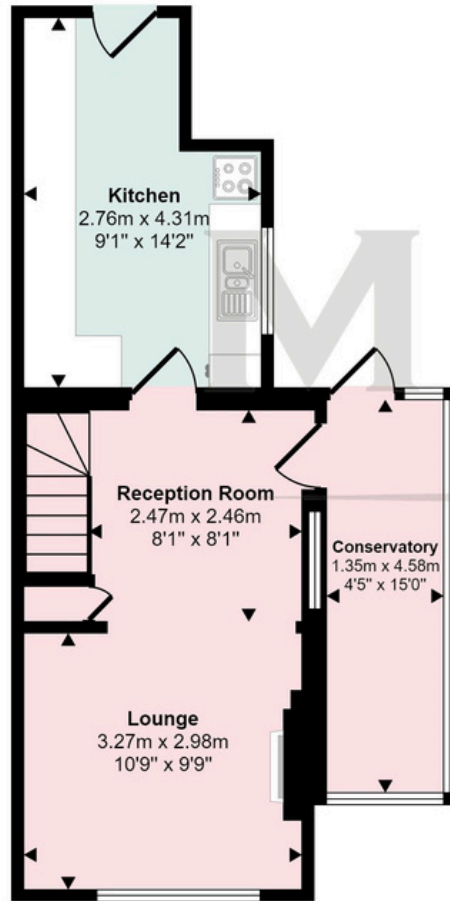
Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

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.



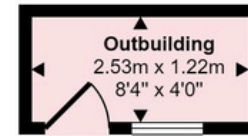
Approx Gross Internal Area
79 sq m / 848 sq ft



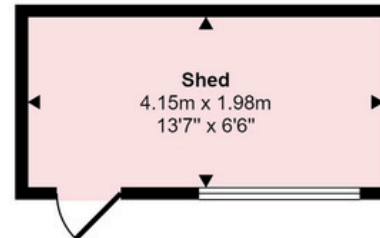
Ground Floor
Approx 37 sq m / 399 sq ft



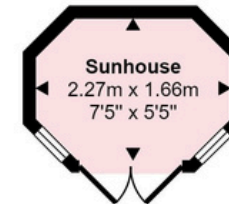
First Floor
Approx 27 sq m / 291 sq ft



Outbuilding
Approx 3 sq m / 33 sq ft



Shed
Approx 8 sq m / 89 sq ft



Sunhouse
Approx 3 sq m / 36 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.

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Important Notice

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