



46 Westgate Louth LN11 9YD

£485,000

Council Tax Band D

JOHN TAYLORS  
EST. 1859

**An attractive Georgian Grade II listed townhouse believed to take back 1795 which has been lovingly restored by the current owner and is conveniently located for the town centre. The property retains many original and character period features, as well as an attractive walled rear garden leading down to the river and is also situated in a desirable location on the west side of the market town of Louth. EPC rating E.**

#### **Location**

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby.

#### **Rooms**

##### **Front Entrance Porch**

Access via stone steps and with a six panel front door, plaster and triangular pediment surround, semi circular fan light over, timber floor, part glazed inner door opening to:

##### **Entrance Hall**

With radiator.

##### **Lounge/Dining**

With living flame gas red flame effect, having a cast iron arch grate and Regency style pine surround, built-in alcove cupboards and shelving, Venetian style south window to front elevation, cornicing to ceiling, radiators, sash bay window overlooking rear garden, six panel pine door. Measurement extending into bays 18'2" (5.56m) 16'9" x 15'2" (5.18m x 4.66m)

##### **Breakfast Kitchen**

With chimney breast housing Aga gas fired range cooker, modern fitted wall and base cupboards having woodblock worktops, soft close drawers and alcove display cabinet, Belfast style double sink and mixer tap, integrated AEG electric induction hob and integrated oven, Blomberg integrated dishwasher, built in fridge freezer, cornicing to the ceiling, Venetian style sash window, further sash window to side elevation & six panel pine door. Maximum width measurement.

16'6" x 14'9" (5.06m x 4.57m)

##### **Inner Hallway**

With original staircase and part glazed rear access door.

##### **Stairs**

Leading down to sub ground floor.

##### **Staircase Lobby**

With radiator and access to cellar.

##### **Laundry Room**

With fitted sink unit and marble effect worktop, plumbing for washing machine and space for a dryer, tiled splash backs, extractor fan and wall cupboard.

7'8" x 6'9" (2.38m x 2.13m)

##### **Cellar**

With three useful cellar rooms having lighting and power.

##### **Sitting room**

With Venetian style sash window and further fixed panel window to side elevation, radiators, fitted book shelving, tiled floor, panel door to: Maximum depth measurement.

14'5" x 12'9" (4.42m x 3.96m)

##### **Work room**

With tiled floor, part glazed rear access door, Worcester Bosch gas fired combination boiler & Belfast sink. 13' x 9'3" (3.98m x 2.85m) Attached to the end of the house is a lean to Utility room which has timber framed double glazed entrance door, radiator, plumbing for washing machine and for a sink if required.



### **Stairs To First Floor Landing**

With built-in airing cupboard housing a radiator.

### **Shower Room**

With tiled shower cubicle housing mains fed shower, wash basin, close couple toilet, radiator and four panel pine door and sliding sash window. 9'4" x 3'8" (2.87m x 1.16m)

### **Bedroom 3**

With sash window, radiator, wash basin and cupboard below, built-in wardrobe and cupboards over. 10' x 9'7" (3.06m x 2.96m)

### **Bedroom 4 / Study**

With cast iron hob grate and pine surround, sash windows, radiator. Maximum depth measurement. 12'9" x 9'5" (3.96m x 2.92m)

### **Stairs To First Floor Landing**

With arch shape window and views of the rear garden, access to roof space.

### **Bedroom 1**

Currently used as a sitting room and having a fireplace with cast iron grate & Georgian style wooden surround housing living flame gas fire, alcove cupboards, cornicing to ceiling, Venetian style sash window to front elevation with secondary glazing and sash bay window to rear elevation, radiator. Depth measurement extending to 18'7" (5.73m) into bay.

15'2" x 15'1" (4.64m x 4.61m)

### **Bedroom 2**

With cast iron arch grate fireplace and wooden surround, built-in alcove cupboard, wash basin and cupboard above and below, Venetian style sash window, six panel door, radiator, door providing access to built in wardrobe and further door beyond providing easy access to the attic space over the rear of the property. Minimum width measurement. 14'9" x 13'3" (4.56m x 4.06m)

### **Bathroom**

With Victorian style roll top bath having telephone shower tap, wash basin with chrome stand, toilet with high-level cistern, part tiled walls, cornicing to ceiling, sash window, chrome heated towel rail and radiator, six panel pine door and shaver point.

11'3" x 7' (3.47m x 2.14m)

### **Rear Garden**

Immediately behind the property is a Flagstone paved patio with steps leading up to the house. There is a cold water tap, access hatch to cellar, brick built seating recess and a gate providing access to the shared passageway which leads back onto West gate. The walled garden beyond is mostly laid to lawn and is stocked with a wide variety of ornamental shrubs, flowers & espalier fruit trees. Included in the rear garden is a glass greenhouse and at its end there is a timber summer house and the River Lud behind.

### **Services**

We informed that the property has mains water, electricity, gas and drainage. Gas central heating.

### **Mobile**

We understand from the Ofcom website there is likely coverage from EE and limited coverage from 02, Three and Vodafone.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 19 Mbps and an upload speed of 1 Mbps and a superfast download speed of 80 Mbps and upload speed of 20 Mbps. Openreach network is available.

### **Council Tax Band**

According to the government online portal, the property is currently in Council Tax Band D.

### **Tenure**

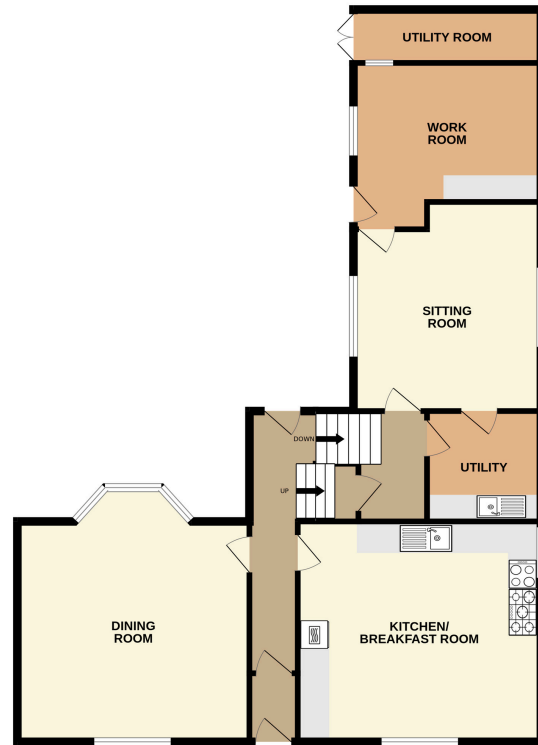
The property is understood to be freehold.

### **Please Note**

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



GROUND FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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