



# 23 Edward Street

Louth

**M A S O N S**  
— Celebrating 175 Years —





# 23 Edward Street

Louth, LN11 9LA

Located in sought-after west Conservation Area

Spacious 4 bed Dorma bungalow

Large secluded plot with beautiful wrap around gardens

Extensive driveway to rear with garage

Elegant reception room, garden room, kitchen

Short walk from town centre, grammar school and scenic parks

Versatile layout ideal for families or couples

Shower room and bathroom

Great views across town to the Church

MOVEWITHMASONS.CO.UK  
01507 350500





Tucked away on the sought-after Edward Street on Louth's west side, this impressive four-bedroom family home sits on a surprisingly generous plot, surrounded by mature gardens in a private setting. It also boasts extensive driveway parking and a rear garage. Inside, the property offers highly versatile living space, including a stunning sitting room diner with an adjoining garden room. The adjacent breakfast kitchen features a rear pantry, complemented by two ground floor bedrooms and a shower room. Upstairs, there are two spacious bedrooms, a bathroom, and a dressing room. A versatile home ideal for a wide range of buyers, just a short stroll from the town centre—viewing is essential to appreciate all it offers.



The property is believed to date back to 1968, positioned in an elevated spot above the road hiding it from passers-by, with extensive front, side and rear gardens. The very generous plot provides parking for six or more vehicles plus garage and is ideally positioned close to the King Edward's grammar school and less than five minutes' walk to all shops and amenities. The property has a mixture of uPVC windows and timber-framed windows with secondary glazing, while heating is provided by a Glow Worm gas-fired boiler.





Front entrance door into the garden room with large window to front and tiled floor, lending itself to a variety of purposes. Double doors to the very large sitting room diner, having windows to two aspects, making for a very light and airy space having feature fireplace with multi-fuel burner to side and original parquet floor. Off the rear hallway are stairs to the first floor and access to the two ground floor bedrooms, one currently set up as a study and both having bay windows and being doubles in size, adjacent which is the modern shower room with WC, wash hand basin, shower cubicle, heated towel rail, tiling to wet areas and frosted glass window.









The breakfast kitchen is positioned to the rear with patio doors onto the rear decking, a good range of base and wall units finished in Shaker style with granite worktops and single bowl sink, integrated appliances including dishwasher and space to side for table, beyond which is the rear lobby and pantry. Access to the integral single garage with double timber doors to the front, rear window and housing the Glow Worm gas-fired central heating boiler.







A bright and airy landing with skylight, laundry cupboard to side with hot water tank and further room to side, being currently set up as a dressing room but has the potential to be made into an en suite to the master bedroom if required. The master bedroom is a very generous double in size with large window overlooking Edward Street, part-vaulted ceiling and carpeted floor, while the second bedroom positioned to the opposite end is also a good double in size, with skylight and large window and part-vaulted ceilings.



The family bathroom is a pleasant place to relax and has a bath with shower unit and screen to side, low-level WC, wash hand basin, tiled wet areas, heated towel rail and a large window with some lovely views over Louth and St. James' Church spire.

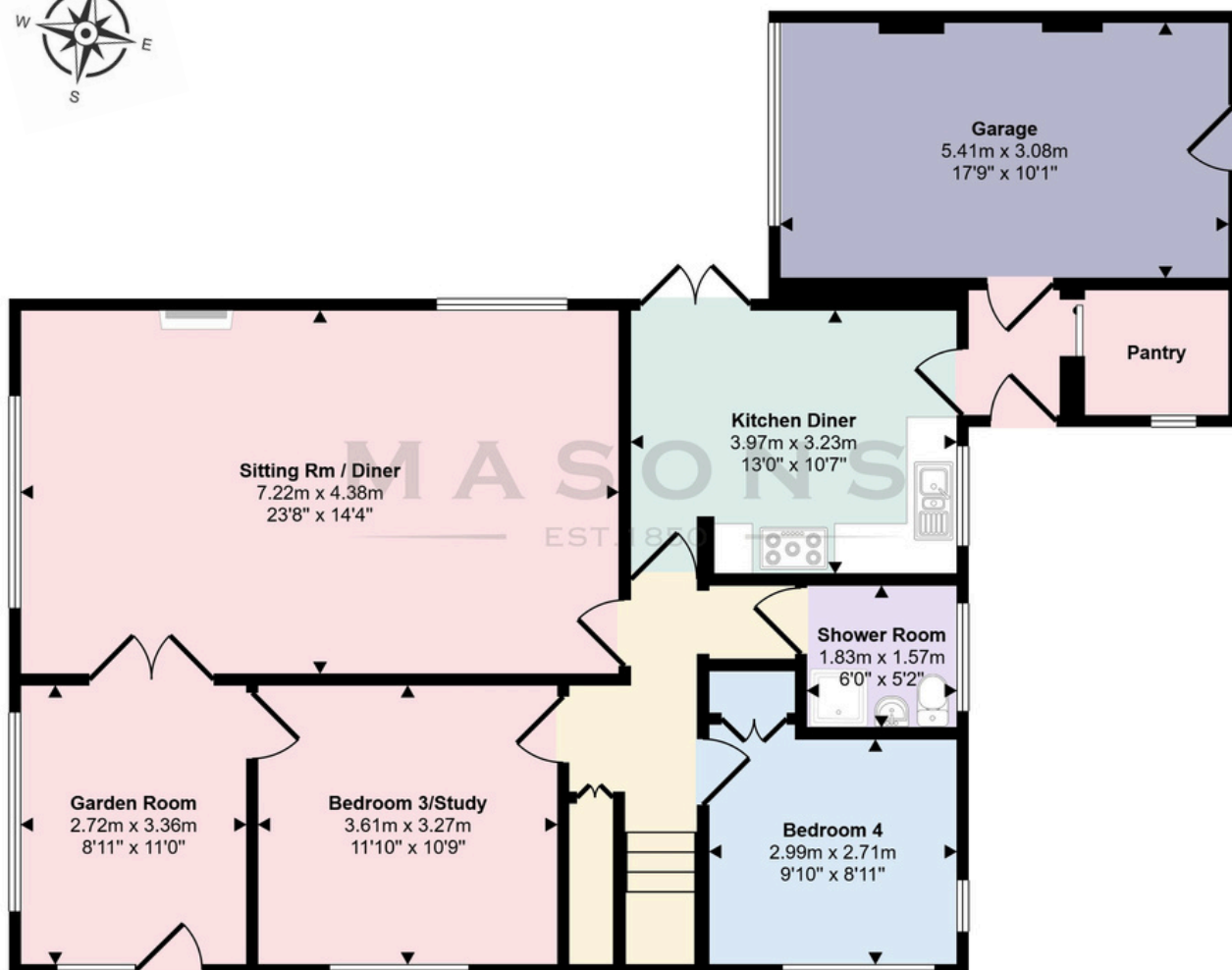




The front garden adjacent Edward Street is accessed via a pedestrian gate and steps up to the lawned garden with some lovely mature trees and hedging to the front, making for a very private setting positioned well above the road. At one side is the kitchen garden with space for vegetable plot, timber greenhouse and decking, ideal for al fresco dining, catching the afternoon and evening sun. The south side of the property enjoys a very sunny aspect and has paved patio and gravel area, ideal for barbecues and relaxing, while a path gives access around to the rear entrance and onto the large rear garden, laid to lawn with hedged boundaries and mature trees and fruit trees and some lovely views across to Louth church spire. Beyond the garden is the extensive gravelled driveway providing parking for multiple vehicles which is accessed off George Street and leads off to the single garage with gated entrance and laurel hedge along the side aspect.

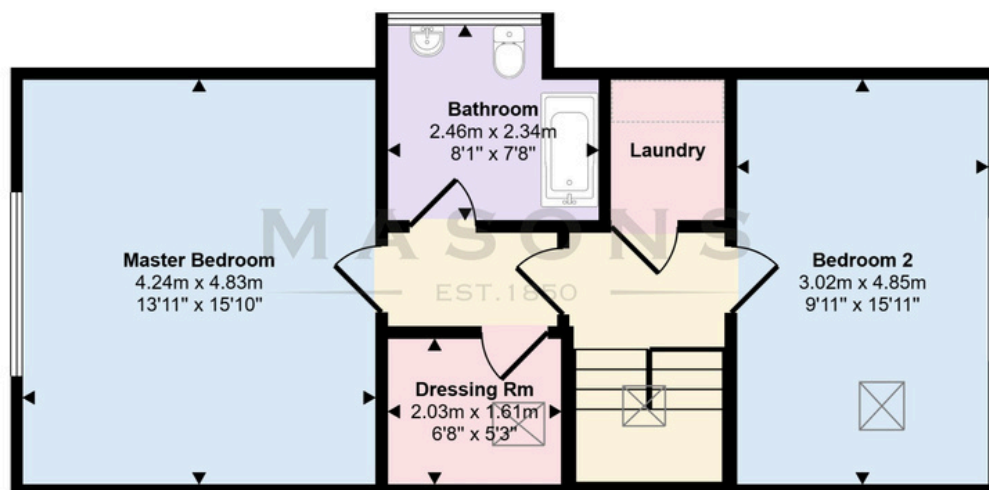






**Ground Floor**

Approx 111 sq m / 1198 sq ft



**First Floor**

Approx 57 sq m / 614 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 real items.

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



# Louth

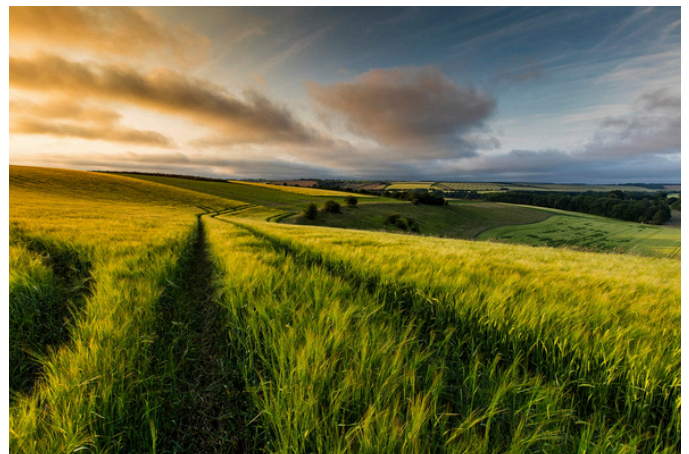
Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 35 miles away, and Grimsby, just 24 miles to the north.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band D

### Services Connected

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.

### Tenure

Freehold

### Location

What3words: ///track.chew.couple

### Directions

From St. James' Church in the centre of Louth, travel south along Upgate and immediately after the zebra crossing, take the narrow right turn into Gospelgate just before the Greyhound Inn. Carry on to the end of the road and turn left onto Edward Street. After a short walk the pedestrian entrance will be found on the left-hand side. Separate vehicular access to the drive and garage is via a side access road positioned off George Street.

### Agent's Note

The driveway is accessed via an un adopted lane from George Street.

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.



# M A S O N S

EST. 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



#### Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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 Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

rightmove

ZOOPLA

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand  
FARMS.co.uk