



9 Newmarket

Louth

M A S O N S

— Celebrating 175 Years —



9 Newmarket

Louth, LNI | 9HH

Attractive 2 bedroom cottage

Close to town centre

Modern finish throughout

Smart kitchen with appliances

Modern shower room

Sunny garden and 3 garden stores

Short walk to shops

Parking available nearby

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01507 350500

A delightful Period cottage positioned in a popular residential area of Louth market town. The property is close to the town centre with all its shops and amenities and is situated in an elevated spot overlooking the rooftops of Louth. The property briefly comprises lounge, kitchen diner, with two bedrooms and a shower room upstairs. There is a delightful sunny courtyard garden at the front of the property, while at the rear, beyond the shared passage are three useful storage sheds.

The property has original timber sash windows with timber front and rear entrance doors and is heated by way of an Ideal Logic Plus gas combination boiler. The property is well maintained and ready to move into.





Part-glazed timber entrance door into the spacious lounge with window overlooking the front. Electric contemporary fire to chimney breast and carpeted floor with door into the spacious kitchen diner with a good range of modern base and wall units, laminate work surface, one and a half bowl sink and window to rear. Also housing the Ideal Logic boiler and appliances including single electric oven, four-ring gas hob and a Beko washer/dryer. Ample space to side for a small dining table. Access door into rear passageway and a staircase leading to first floor.





First Floor

Small landing with loft hatch to roof space and with the front bedroom being a very generous double in size with window to front. The second bedroom is positioned to the rear, being a generous single in size, with window overlooking the town of Louth with some brilliant views out towards the coast. Storage cupboard to side and a family shower room which has a modern suite comprising low-level WC, wash hand basin, shower cubicle with pivoting door and a thermostatic mixer unit with tile-effect floor.







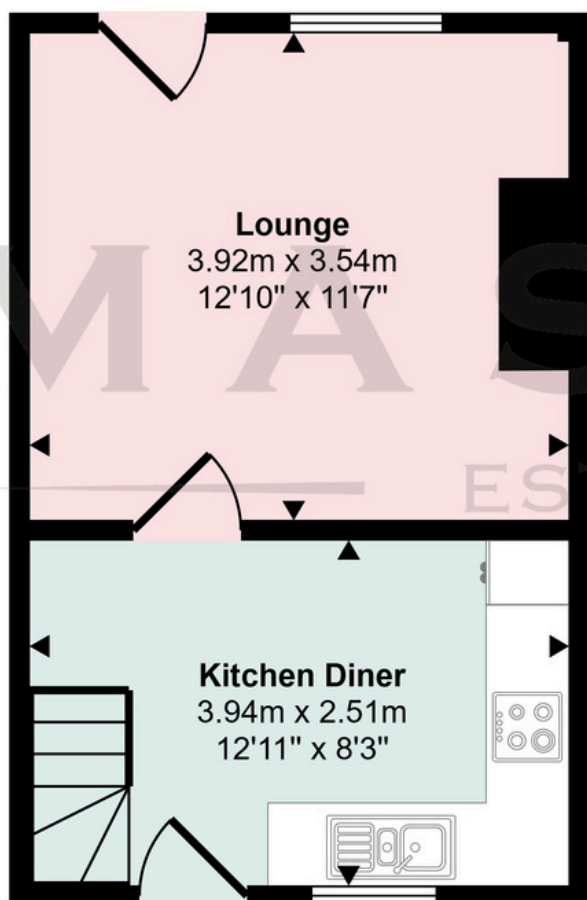
Outside

The front of the property has a delightful courtyard garden enjoying a southerly aspect and catching the sun all day, with picket fenced boundaries and gated access onto Newmarket. This space makes an ideal place to relax on a sunny day, with flowering plants to borders. There is usually on-street parking available nearby, however, there is also an affordable pay and display car park positioned directly opposite with permits available for residents. At the rear of the property is a concrete shared passageway with right of way granted to the neighbouring properties. At the rear of this, there are three storage sheds belonging to the property, generously sized and ideal for tools, bicycles, etc. There is also the potential to remove these sheds and create a further garden terraced seating area.



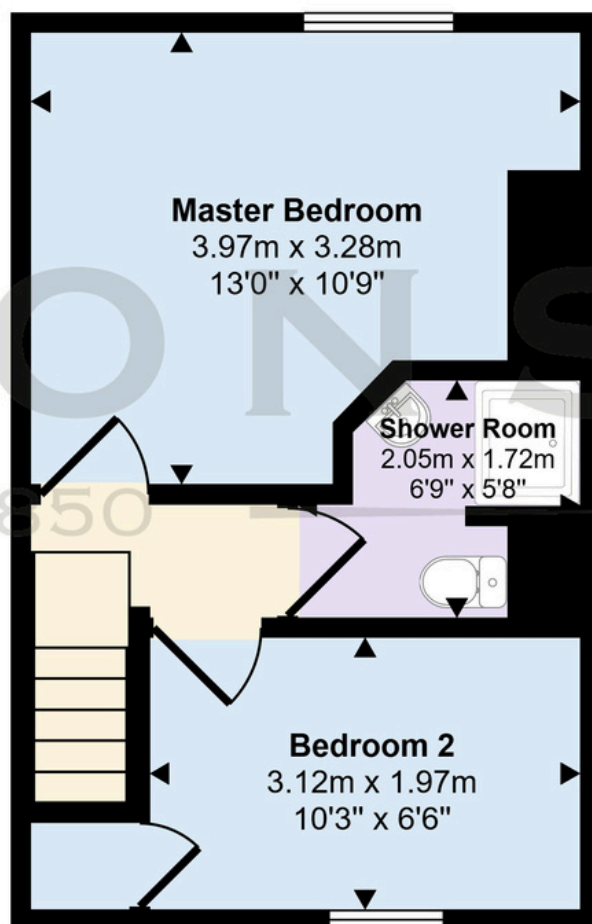


Approx Gross Internal Area
50 sq m / 535 sq ft



Ground Floor

Approx 24 sq m / 262 sq ft



First Floor

Approx 25 sq m / 273 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, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

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: ///movies.runner.stage

Directions

From St. James' Church on Uppgate travel south up the road to the traffic lights and turn left onto Newmarket. Travel up to the brow of the hill and the property will be found shortly on the left-hand side.

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

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