



2, The Moorings

Louth



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Louth
Lincolnshire LN11 0DD

Canalside location close to the popular Woolpack Inn

Terraced house built 1986 with parking space at the rear

Recent oak-effect double glazed windows, rear patio door and front door

For sale with no forward chain

Two first floor double bedrooms

Landing and first floor bathroom with white suite

Entrance lobby, lounge and inner hall with return staircase to above

Dining-kitchen with units and cooker

Gas central heating system

Rear enclosed patio-garden and small paved front forecourt

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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. The accommodation comprises an entrance lobby, lounge, inner hallway with return staircase to above, dining kitchen and two first-floor double bedrooms, together with a first-floor bathroom. A more detailed account of the accommodation is provided below.

Ground Floor

The main entrance is at the front of the property where an oak-effect uPVC, part-glazed (double-glazed) door opens into an **entrance lobby** with coat hooks to wall plaque, a ceiling light and a metal-cased electricity consumer unit with MCBs. A door leads into the **lounge** at the front of the property with stove-style electric fire positioned on a terrazzo tiled plinth, double-glazed window on the front elevation, double radiator and central heating thermostat. In the corner of the room there is a TV aerial point.

A door at the rear leads to the **inner hallway** which has a return staircase leading off with handrail and side screens via a half landing to the first floor. There is a battery smoke alarm to one side, a ceiling light point and door to a useful and spacious cupboard which extends beneath the stairs. To the side there is a large wall mirror which creates a feeling of space when passing through the property.





The wall-mounted gas central heating boiler is positioned in the kitchen and operates in conjunction with a digital wall programmer adjacent. There is a tile-effect floor covering, three spotlights to ceiling fitting, double radiator and rear double-glazed window with complementary double-glazed sliding patio door and side panel onto the patio garden at the rear. There is a Gorenje dual fuel cooker incorporating grill with gas four-ring hob and stainless steel splash-back.

A further door leads into the **dining kitchen** which is a good size with a range of units finished in white, comprising base cupboards, drawer unit with deep pan drawers, wall cupboard units including two glazed display cabinets and roll-edge work surfaces with silver brick-effect splash-backs. Single drainer stainless steel sink unit, recess with plumbing for automatic washing machine and space for fridge/freezer.

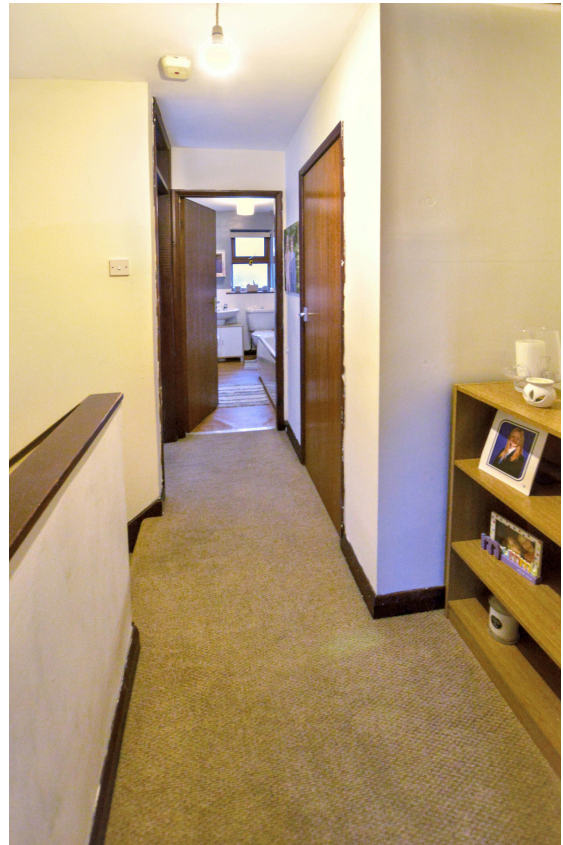


First Floor

The stairs lead up from the inner hallway to a **landing** with side screen to the stairwell, recess for display furniture and trap access to the roof void over.

Doors lead off to the two bedrooms and bathroom and a further door leads to a good-size, built-in airing/storage cupboard which contains the foam-lagged hot water cylinder with immersion heater, slatted linen shelves over and clothes hanging rail to the side.

The **main bedroom** is positioned at the rear of the house and a good-size double bedroom with a full-depth range of mirror-fronted wardrobes, a radiator and rear double-glazed window with roller blind overlooking the courtyard parking area. A ceiling light operates via a dimmer switch.





Bedroom 2 is positioned at the front of the house and is another double bedroom with double-glazed front window, radiator, ceiling light point and ample space for bedroom furniture.





The **bathroom** is also positioned at the front of the house and contains a white suite comprising a low-level, dual-flush WC, a pedestal wash hand basin and panelled bath with twin grips, shower fittings to the mixer tap and a separate shower mixer unit with handset and wall fitting.

The walls are part ceramic-tiled in white and the tiling extends to high level around the shower area of the bath which also has a glazed side screen. The room has an oak-effect floor covering, double radiator, two wall shelves and light-operated extractor fan. There is a double-glazed window on the front elevation with roller blind.

Outside

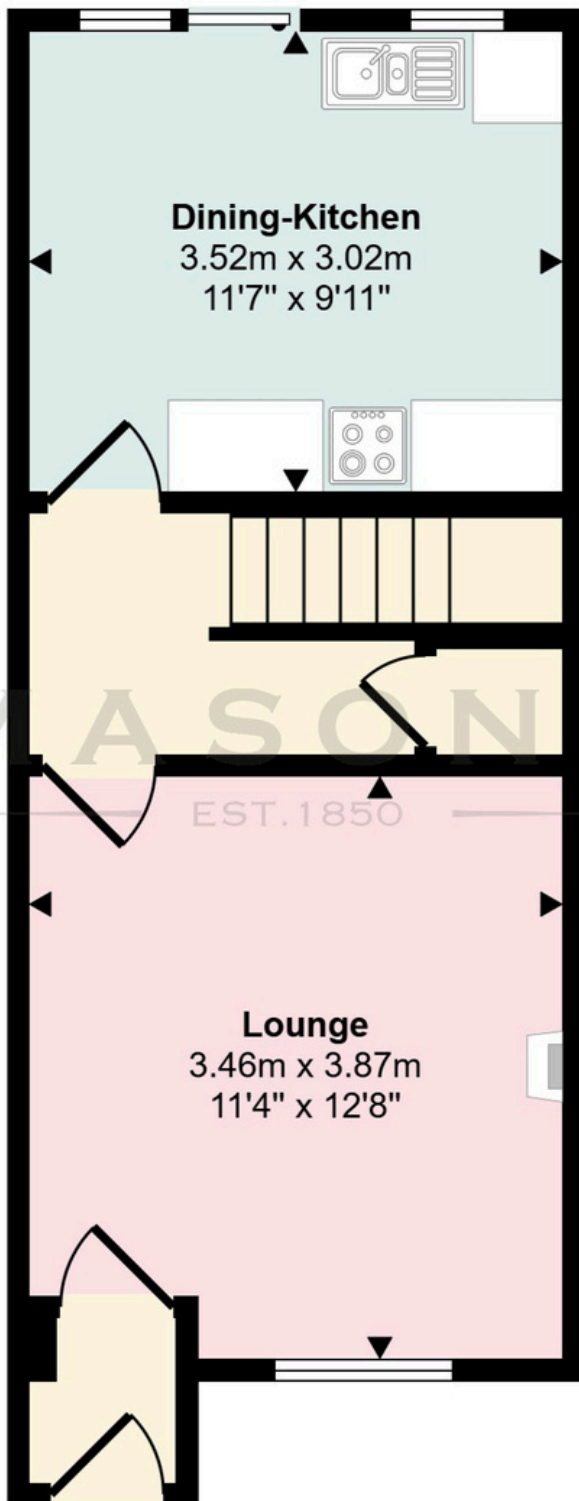
To the front of the house there is a small, flagstone-paved forecourt with hedge to the side and front and a pathway leading to the main front door.



At the rear, there is a **patio garden** with flagstone paving and gravel beds, having shrubs and roses inset, all enclosed by timber fencing with concrete reinforcing posts and base panels. There are outside lights to the rear wall of the property and a side door from the driveway leading to the parking courtyard. Within the latter, number 2 has the benefit of a single parking space, indicated in the photographs by the white car.

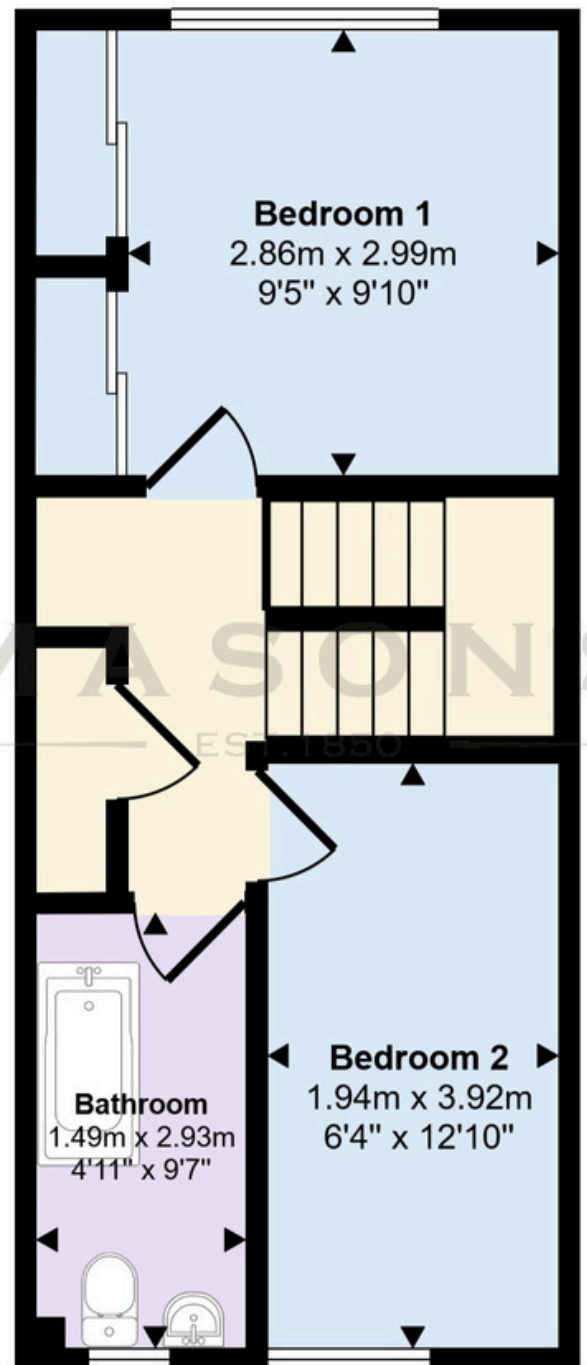


The property is positioned close to the re-developed canal-side area of Louth just a few paces from the Woolpack Inn.



Ground Floor

Approx 32 sq m / 340 sq ft



First Floor

Approx 31 sq m / 337 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		
69-80	C	73 C	79 C
55-68	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: ///petty.bitter.browser

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 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.

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