



# 7 Mount Pleasant

Louth

**MASONS**  
— Celebrating 175 Years —

# 7 Mount Pleasant

Louth  
LN11 9DR



Newly renovated  
Two double bedrooms  
End-terraced cottage  
Spacious lounge  
Spacious Kitchen Diner  
Ground floor bathroom  
Private walled rear garden  
New Ideal Logic gas boiler

A newly renovated two-bedroom end-terraced cottage, ideally positioned close to the town centre and within easy walking distance of local shops and amenities. This charming home has been fully redecorated throughout and benefits from brand new flooring. The accommodation briefly comprises a spacious lounge, inner hallway, ground floor bathroom and kitchen diner. To the first floor are two generous bedrooms accessed from the landing.

Externally, the property enjoys a spacious and private walled garden to the rear. Further benefits include a newly installed Ideal Logic gas-fired boiler, uPVC double glazing throughout, and an up-to-date electrical installation.

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## Ground Floor

A uPVC part-glazed entrance door opens into a spacious reception room featuring newly fitted carpets and fresh neutral décor. To one side is a cupboard housing the gas and electric meters along with the consumer unit, complete with up-to-date certification.

A door leads through to the central hallway, where there is a useful understairs storage cupboard fitted with shelving. Off the hallway is the ground floor bathroom, fitted with a panelled bath with tiled surround and Mira thermostatic shower over, wash hand basin and low-level WC. There is a frosted window providing natural light and tile-effect vinyl flooring.

To the rear of the property is the kitchen diner, offering a good range of base and wall units with laminated worktops and a stainless steel sink. There is a free-standing Indesit cooker with extractor hood above, space for white goods, and ample room for a dining table. The newly installed Ideal Logic Max Heat 2 gas boiler is also located here. A door provides access to the rear garden.







### First Floor

The landing gives access to two double bedrooms. The front bedroom is particularly spacious, with a window to the front elevation, newly fitted carpet and neutral decoration.

The second bedroom, positioned to the rear, overlooks the garden and enjoys views towards the church. This room also features new carpeting and neutral décor, along with an airing cupboard housing the hot water cylinder and immersion heater. A loft hatch provides access to the roof space.



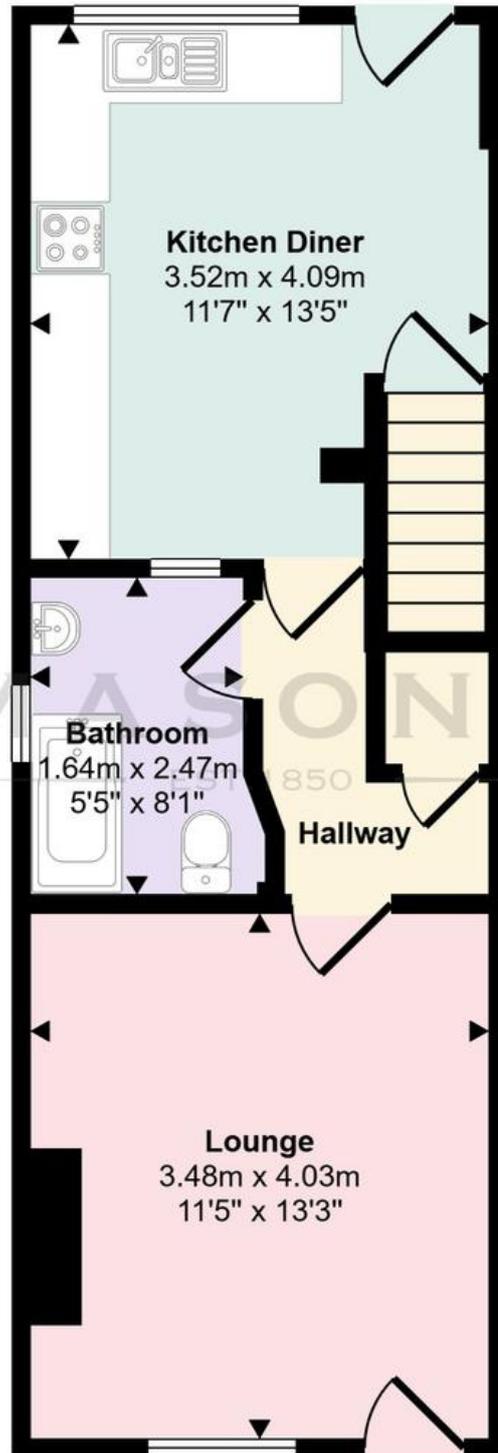


## Outside

To the rear is a delightful enclosed garden with walls to two sides and a fenced boundary to the neighbouring property. A gated access provides a pathway through neighbouring gardens to the road, ideal for bin access.

The garden is mainly laid to lawn, offering excellent space for outdoor dining and relaxation, with a mature shrub to one side. An additional area of garden runs down the side of the property, providing further storage space or potential for a shed.

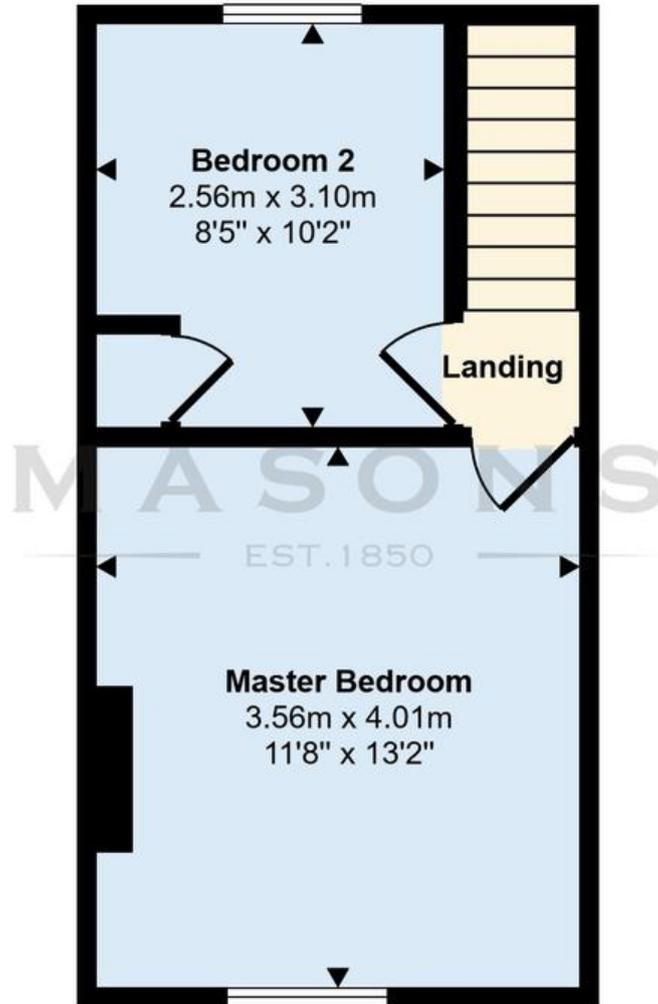




**Ground Floor**  
**Approx 38 sq m / 409 sq ft**

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.



### First Floor

Approx 26 sq m / 276 sq ft

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# Louth

Vibrant Living in the Wolds

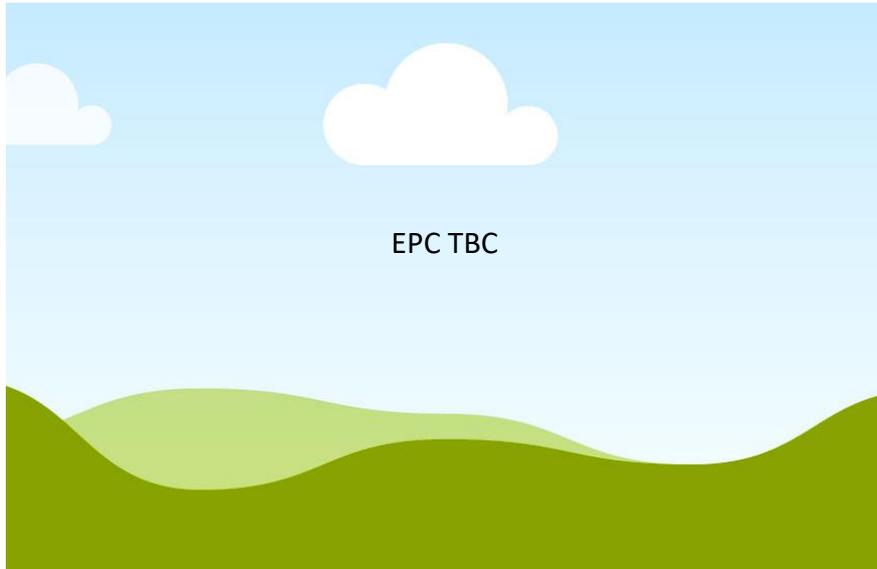
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect 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.





### 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: ///imparting.sports.noodle

### Directions

From the centre of Louth, travel up Ugate to the traffic lights, turn left onto Newmarket and travel some distance, taking the left turning onto Church Street. Travel down Church Street and take the first right turning into Mount Pleasant and the property will be found a little way along 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

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