



5 Westgate, Louth LN11 9YN

- A most attractive period cottage in prime location
- Adjacent to the scenic parks in Westgate Fields
- Greatly improved character accommodation
- Charming split level gardens and courtyard
- Bespoke fitted dining-kitchen finished in oak with integrated appliances
- Good size sitting room with cast-iron stove and French doors
- Entrance hall, centre lobby and cloakroom/WC
- Two double bedrooms and bathroom, attic bedroom 3 and nursery
- Gas central heating system with condensing combination boiler
- Positioned in the Louth Conservation Area. For Sale with NO CHAIN



M A S O N S

SALES & LETTINGS

5 Westgate, Louth, Lincolnshire LN11 9YN

Directions

From St James, Church by car proceed south on Ugate and after the zebra crossing take the narrow right turn along Gospelgate. At the end of the road turn right, proceed along Breakneck lane and bear left along Westgate. Number 5 will be found after some distance standing back on the left, just before the park.

Ground Floor

Canopy Porch

With shaped brackets and multi-pane, part-glazed front door to:

Entrance Hall



With oak floor, smoke alarm, ceiling spotlights and staircase with pine spindle balustrade on each side leading to the first floor. Oak ledged and braced door to:

Sitting Room

Surprisingly spacious and also having an oak floor with heavy centre ceiling beam and recessed fireplace having an inset cast iron log-burning stove on quarry tiled hearth with heavy oak mantel shelf and oak framed mirror above. Four wall uplighters, twelve-pane front sash window and painted panelled doors to built-in corner cupboard housing the gas meter and the electricity consumer unit with MCBs, together with electricity meter. Iron fire guard (stored in cloaks/WC).



A pair of ten-pane French doors open onto the enclosed courtyard area at the rear. Oak step up and pine ledged and braced latched door to:

Inner Lobby

With matching latched ledged door to downstairs store cupboard fitted with shelving, coat hooks and power points. Ceramic tiled slate-effect floor extending into the:

Cloakroom/WC



With a white suite comprising low-level WC set into painted panelling which conceals the cistern and forming a ledge shelf above which continues to frame a small bracket wash hand basin with travertine tiled splash-back. Small window with tiled sill.



First Floor - Split-level Landing

with a coloured internal window above the staircase, two shelves adjacent, smoke alarm, angled alcove and oak ledged and braced door onto the paddle-style staircase which leads up to the second floor.

Dining Kitchen

Superbly refitted only recently with a bespoke range of units faced in oak with moulded cornice and pelmet rails, oak block work surfaces and ceramic tiled splash-backs. The units include built-in cupboards and drawers, inset deep white ceramic Belfast sink with filter unit beneath, faced Indesit dishwasher, tall cupboard housing Hotpoint tumble dryer and Bosch washing machine, built-in Hotpoint stainless steel finish electric oven and Baumatic microwave oven also finished in stainless steel above. Faced built-in Indesit refrigerator and freezer. Tall cupboard with Worcester gas-fired combination condensing boiler to the upper section and storage under.

Travertine floor tiling, ceiling spotlights, pelmet lighting and high-level shelf. Stable type door with small window pane to outside. Oak bread board complementing the work surfaces. Rear multi-pane window with tiled sill.



Bedroom 1 (Rear)

A good sized, L-shaped double room with coved ceiling, pine floorboards and multi-pane windows to both side and rear elevations flooding this room with light and presenting very attractive views across the garden at the rear and towards Westgate Fields beyond.

Bedroom 2 (Front)



A further double bedroom with an interesting angled wall, pitch pine and oak beams, multi-pane rear window with views to the garden and multi-pane Yorkshire sash window on the front elevation overlooking the tree-lined approach which Westgate forms, into the town. Ceiling spotlights and stripped pine ledge door to a walk-in wardrobe with clothes rail and three pine wall shelves; access into the roof void. Further pine ledged and braced latch door to a nursery or study adjacent, also having a multi-pane Yorkshire sash window and wall shelf. Internal window to the staircase as previously mentioned. Pine floor boards and step up from the second bedroom.

Bathroom

White suite comprising inverted P-shaped pine-panelled bath with a curved shower screen and shower mixer unit to the wall above, low-level, dual-flush WC and circular white wash hand basin set into a pine wash stand with cascade mixer tap and turned legs. Ceramic-tiled splash-backs around the bath



and multi-pane window with tiled sill. Slate-effect ceramic floor tiles and white ladder-style radiator/towel rail.

Second Floor - Attic Bed/Sitting Room

With deep sloping ceilings almost down to floor level, centre LED spotlights, smoke alarm, pine floorboards and corner angled plinth. Double-glazed skylight window to the rear slope.

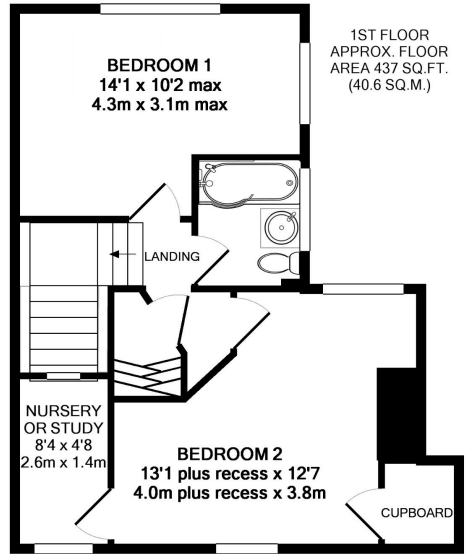
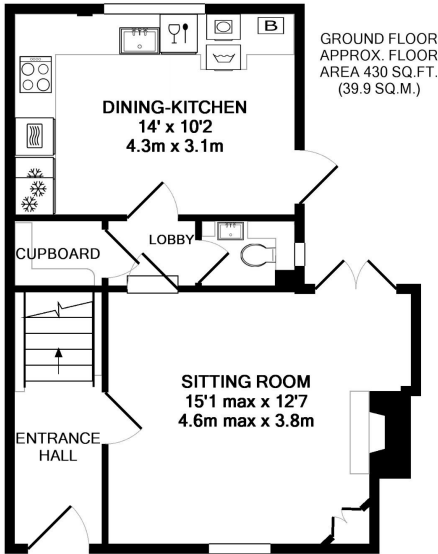


Outside

There is a very attractive garden of surprising size to the rear of the cottage and arranged on split levels with a lower slab-paved patio having a shaped timber pergola with bench seating to one side and curved vertical timber sleepers creating a substantial screen with trailing ivy over and retaining the lawned garden beyond. A gate and steps lead up to this lawn which has well-stocked flower and shrubbery beds together with steps to an upper level which has a hidden corner screened by bamboo canes and a timber summer house with part-glazed double doors angled to enjoy the afternoon and evening sun. The garden is set against a backdrop of mature trees and enjoys a warm, sunny aspect for the majority of the day.

Adjoining the cottage there is a small enclosed courtyard area ideal for flower pots, tubs and hanging baskets and positioned adjacent to the sitting room French doors and the stable door of the kitchen. There is a brick and tiled garden store by the pergola an oak barrel water butt. Corner outside light and external water tap. A shared pathway leads via picket gates to the cottage from Love Lane, through the gardens of the neighbouring properties into, but not through, the garden of number 5.

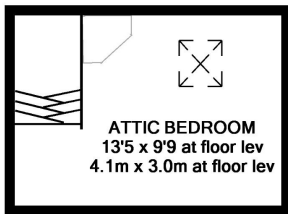
Floorplans and EPC Graph



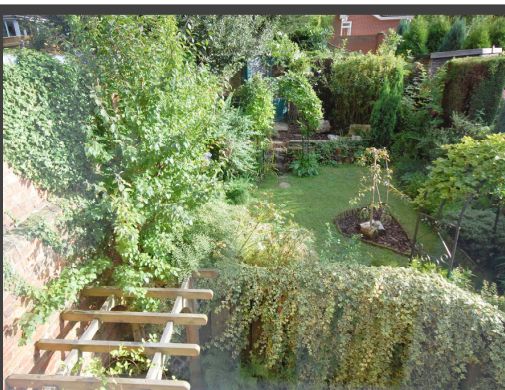
TOTAL APPROX. FLOOR AREA 997 SQ.FT. (92.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR AREA 130 SQ.FT. (12.1 SQ.M.)



Energy Efficiency Rating		Environmental Impact Rating (CO ₂ e)	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ e emissions	
(G1-100) A		(E181) A	
(F1-91) B		(D181) B	
(E1-81) C		(C181) C	
(D1-44) D		(B181) D	
(C1-44) E		(A181) E	
(B1-16) F		(F181) F	
(A1-7) G		(G181) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ e emissions	
438	54	42	57
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Property and Location

This very attractive character cottage is understood to date back to the Victorian era. The original cottage has solid brick walls and a pitched timber roof structure which has been re-covered in the recent past, with clay pantiles. A two storey extension at the rear has significantly increased the size of the accommodation and the present owner has further enhanced the space by commissioning a conversion of the roof space to create a third "attic" bedroom. At the same time, the property has been greatly improved as the specification above will confirm.

The cottage is positioned in an extremely sought-after location just a few yards from the Westgate Fields parkland which in turn leads to the final section of Crowtree Lane and the very scenic park area Hubbards Hills, which was donated to the town. The latter has walks alongside the winding River Lud through steep-sided tree-lined fields to the town outskirts on the edge of the Wolds.

Just 5 minutes' walk to the east of 5 Westgate is the bustling centre of Louth, with 3 markets each week, many shops, schools, cafes, restaurants and bars, excellent schools, many clubs and societies, cinema and theatre. The town has the modern Meridian sports centre with pool, a golf club just a short walk from Westgate, a tennis academy and on the outskirts is the Kenwick Park Leisure Complex with golf and equestrian centre. Grimsby 16 miles, Lincoln 25 miles.

Viewing: By prior appointment through the sole agent.

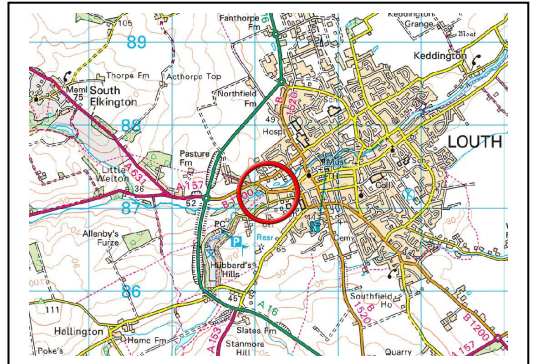
General Information: The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. All bespoke oak curtain poles and bespoke blinds to kitchen, bathroom, bedrooms and attic are included in the sale.

Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Legal access via the pathway to the rear is yet to be confirmed by the solicitor acting. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give 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;
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