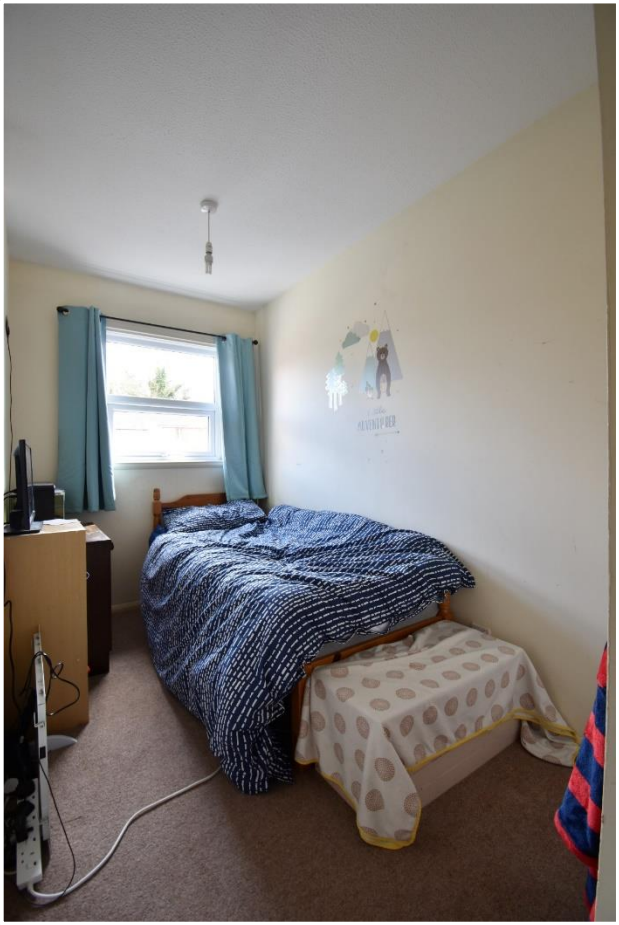




3 Lucern Court, Louth, LN11 7BA

**M A S O N S**  
EST. 1850







- **Ideal starter home or investment property**
- **Modern and well-presented accommodation**
- **Allocated car parking space in courtyard at the rear**
- **Enclosed paved rear garden**
- **Two bedrooms and bathroom with white suite**
- **Sitting room and modern fitted dining kitchen**
- **Electric heaters and uPVC framed double glazed windows**

### **The Property**

We would estimate that this two storey terraced house was constructed during the early 1980's and the property has a combination of brick-faced and timber-boarded external walls beneath a pitched timber roof structure covered in concrete interlocking tiles. The original windows have been replaced with white uPVC framed double glazed units and heating is electric night storage heaters. The house provides smart and well-presented accommodation considered ideal for a first time buyer or an investor with low maintenance and efficient running costs. The property has the benefit of an allocated car parking space within the courtyard to the rear and has its own enclosed, mainly paved area of garden beyond the house forming an easily kept area for pots, tubs etc. and with space for greenhouse or shed.

### **Directions**

Travel through the centre of Louth Market Town along Mercer Row and then Eastgate and proceed to the two mini roundabouts on the far side of the town centre. At the second of these turn left along Ramsgate, follow this around the long, sharp bend into Ramsgate Road, continue past the crossroads and bear right around the bend, then take the first left turn into Thames Street. Proceed for a short distance until Lucern Court is found on the right hand side.

### **Accommodation**

(Approximate room sizes are shown on the floor plans which are indicative of the room layout and not to specific scale)

### **Ground Floor**

uPVC part glazed (double glazed) front door into the:

### **Sitting Room**

With electric night storage heater, TV aerial socket and double glazed front window. White six-panelled door to:

### **Lobby**

Open to the dining kitchen beyond and with a white, six-panelled door at the side into a useful understairs storage cupboard with shelving and electric light.

### **Dining Kitchen**

A bright and well proportioned room with a range of modern built-in furniture having beech finish and comprising base cupboards, four drawers, roll edge, granite effect work surfaces with contemporary tiled splash backs, single drainer stainless steel sink unit with mixer tap and two double wall cupboards. Lamona stainless steel finish, four plate electric hob with matching electric oven below; cooker hood over with a stainless steel finish and down-lighting. Rear double glazed window, electricity consumer unit with MCBs and smaller fuse box adjacent. Strip light, night storage heater, opening to the turning staircase which leads to the first floor and rear uPVC double glazed (part glazed) door to outside. The dining kitchen has a ceramic tiled floor which extends into the lobby and the adjoining cupboard.

### **First Floor**

The staircase leads up to an L-shaped landing with a smoke alarm and the trap access into the roof void.

### **Bathroom**

White suite comprising low level, dual flush WC, pedestal wash hand basin and panelled bath with twin grips. Ceramic tiled walls finished in white, electric shower unit above the bath with rail for a shower

curtain, ceramic tiled floor and Dimplex wall fan heater. Rear double glazed window.

### **Bedroom 1**

At the front with two double-glazed windows.

### **Bedroom 2**

At the rear with rear double-glazed window and built in airing cupboard containing foam lagged hot water cylinder with immersion heater on timer; linen shelf beneath.

### **Outside**

The property is set back from Thames Street behind a gravelled area and a shared pathway along the front of the four houses.

To the rear of the house the property owns a garden area enclosed by timber fencing and this is laid to slab paving with concrete pathways and borders. There is an external electricity meter cabinet and an outside light above the rear kitchen door. A gate opens into the shared courtyard within which the legal documents show an allocated parking space belonging to the house.

### **Viewing**

Strictly by prior appointment through the selling agent.

### **Location**

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

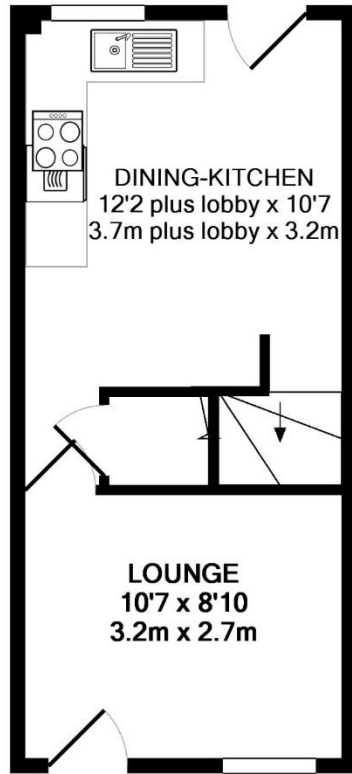
Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

### **General Information**

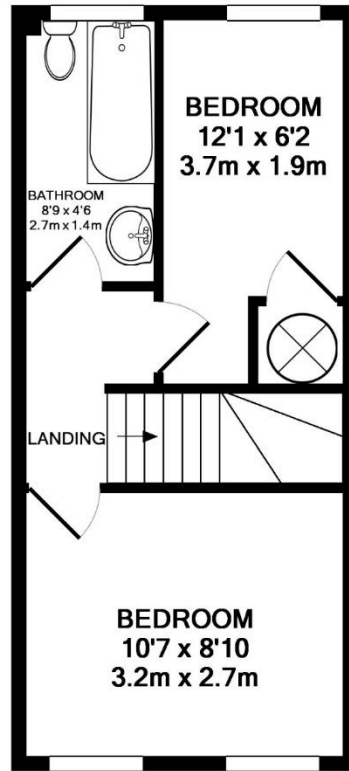
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We understand that mains water, electricity and drainage are connected although we would stress that no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



# Floor Plans and EPC Graph

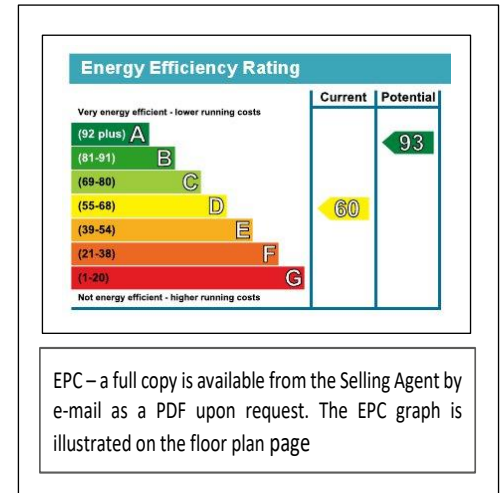
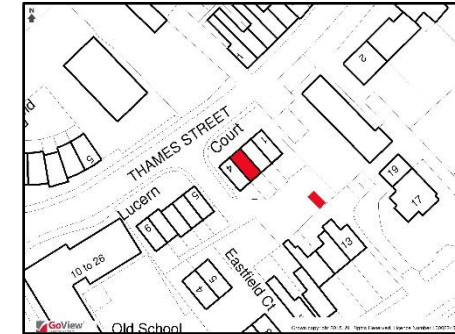
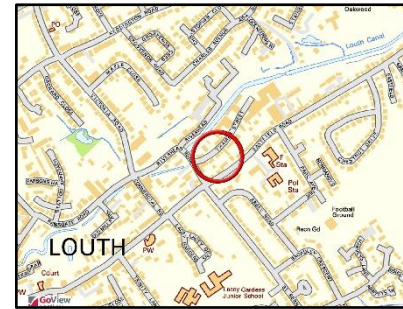


GROUND FLOOR  
APPROX. FLOOR  
AREA 257 SQ.FT.  
(23.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 255 SQ.FT.  
(23.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)



**Important Notice**

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- (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 Messrs Masons, Chartered Surveyors 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.