



3 Old Dairy Yard
Thames Street
Louth, LN11 7BS

M A S O N S

EST. 1850

A handsome modern 3 story town house positioned close to the town centre presented in superb condition with 2 allocated parking spaces in secure walled courtyard. Recently carpeted and decorated in attractive contemporary colour schemes. Smart newly fitted En suite shower room to master bedroom. Gas central heating system with combi-boiler, traditional multi-pane windows with double-glazed panes, contemporary fitted dining kitchen with appliances, bathroom, ensuite shower room, cloaks/WC, 3 main bedrooms, bedroom 4 or study, hall and lounge. Private courtyard garden to rear providing a peaceful space to relax.



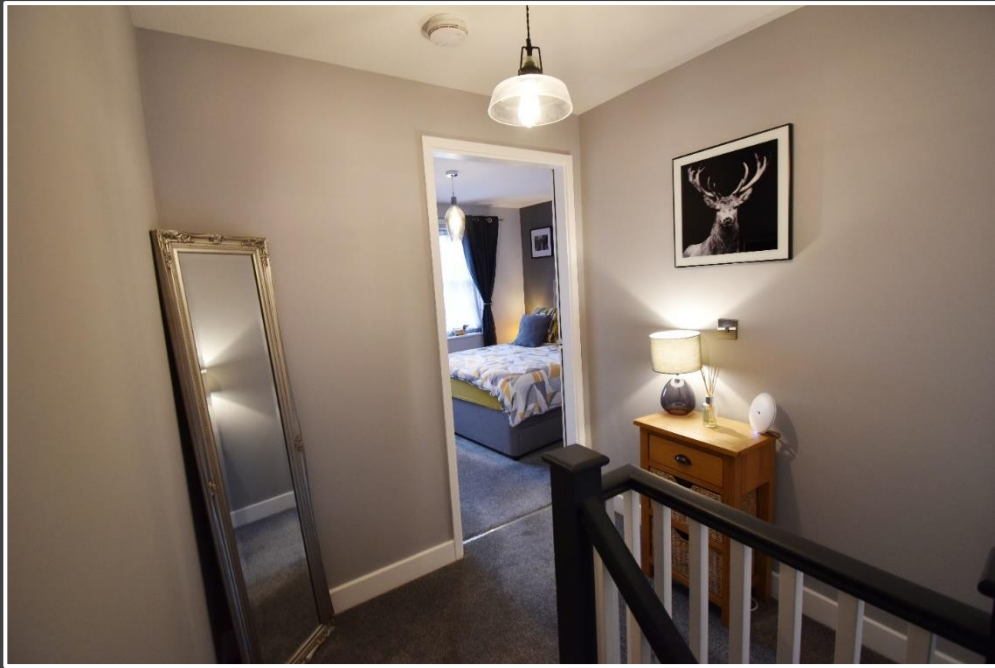




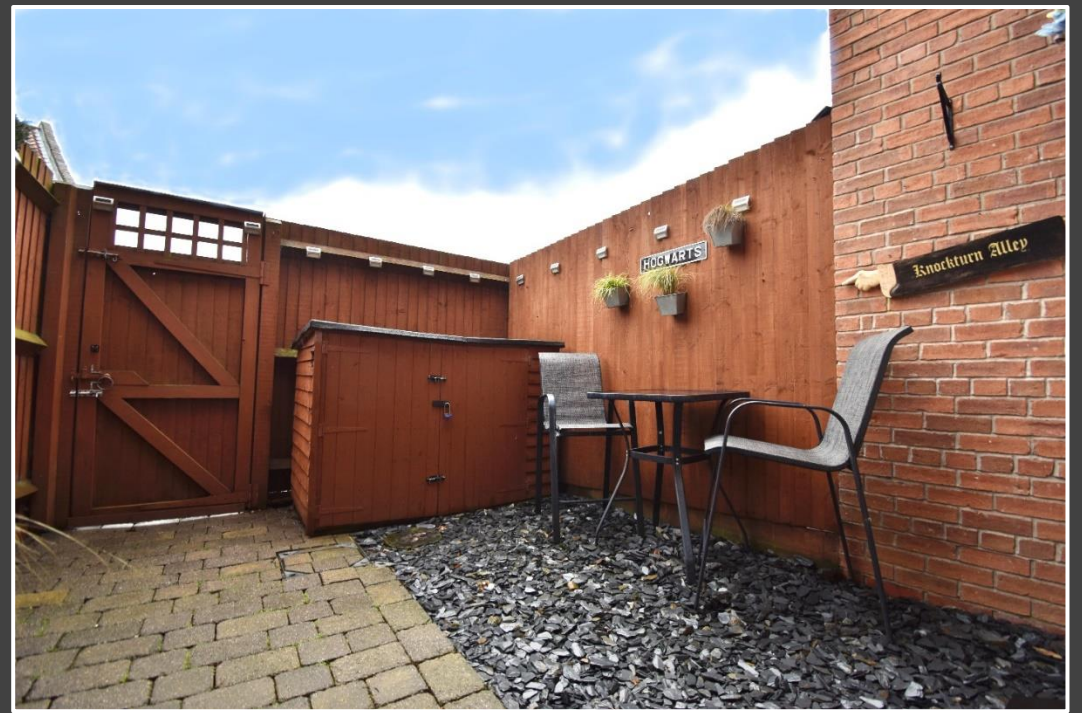












Directions

From St. James Church in the centre of Louth proceed south along Uppgate and turn second left along Mercer Row – follow the road through the centre and on the far side at the second mini roundabout turn left along Ramsgate. Follow the road for some distance, carry on at the crossroads and bear right by the Woolpack Inn round the bend past Riverhead on the left, then turn left into Thames Street where the property is the third house on the left.

Property

This handsome three-storey town house has been constructed to a fine standard in a traditional style which complements the period properties in Louth perfectly, including part stone effect and mainly mellow facing brickwork in Flemish bond, slate roof and attractive double glazed sliding sash windows. By contrast the interior is contemporary with modern fittings, 2 panel interior doors with brushed metal handles and light, airy rooms. A glance at the EPC graph will indicate that this stylish, characterful home nevertheless has efficient and economical heating costs with central heating by a Worcester Bosch Greenstar 8000 Life 35kW gas Combi boiler installed in 2020 with balance of 10 year warranty with remote control operation. The property has recently been decorated throughout as well as having new carpets and floor tiles.

Accommodation:

(approximate room dimensions are shown on the floorplans which are indicative of the room layout – these are NOT to specific scale)

Ground Floor:

Feature pillared front entrance with 6-panelled front door into

Entrance Lobby

Radiator, smoke alarm and staircase with handrail leading up to the first floor. Grey tiles to floor.

Lounge

Halogen spotlights to the ceiling, TV and telephone sockets (there is a sky dish shared by the development with wiring to the interior sockets). Carpeted flooring and attractive decoration.

Dining-Kitchen

Attractive range of units finished in Ivory colour and comprising base and wall units with granite effect work surfaces and mosaic finish tiled splashbacks, single drainer stainless steel sink unit with single drainer, gas 4-ring hob, faced cooker hood and electric oven. Integrated Kenwood fridge-freezer and slimline dishwasher, ceramic-tiled floor, wall unit concealing the Worcester gas central heating boiler with wireless thermostat. One base unit provides

space and plumbing for washing machine. Radiator, ceiling spotlights, extractor fan and part-glazed (double-glazed) French doors to outside.

Cloakroom/WC

White suite of low-level dual flush WC and bracket wash hand basin with ceramic tiled splashback. Ceramic-tiled floor, radiator, extractor fan and electricity consumer unit with MCB's.

First Floor Landing

A spacious landing with window at the front and navy pillared balustrade around the side of the lower stairwell before continuing along the second staircase up to the second floor. Radiator, smoke alarm and carpeted flooring.

Bedroom 3

Radiator, two windows and TV point. Wardrobes to one end included in sale.

Bedroom 4/Study

Radiator, TV point and telephone socket.

Bathroom

White suite comprising inverted P-shaped bath with mains mixer shower unit over and curved glazed side shower screen, semi-pedestal wash basin and low-level WC with concealed cistern. Recessed mirror, ceramic-tiled floor and walls,

extractor fan and chrome ladder style radiator/towel rail.

Second Floor Landing

Navy pillared balustrade and smoke alarm.

Bedroom 1

Radiator, two windows and TV socket. Attractive views across the rear courtyard.

Ensuite Shower Room

Newly fitted suite of corner glazed and ceramic-tiled walk in shower with mains shower mixer unit, wall mounted vanity cupboards with circular sink above and back to wall unit WC. Ceramic-tiled walls and floor, extractor fan, grey ladder style radiator/towel rail and illuminated wall mirror.

Bedroom 2

Radiator, 2 windows and trap access with wooden folding ladder to the roof space which has a storage platform. Double doors to built-in store cupboard and shelving to side.

Outside

Immediately at the rear of the house there is an enclosed courtyard suitable for flower pots and tubs, enclosed by high close boarded fencing for privacy. Outside wall lantern, external tap and useful storage cabinet. A superb recent addition includes a timber framed canopy providing

shelter. Screen doorway from the enclosed walled and fenced parking courtyard for the Dairy Yard properties within which number three has 2 allocated block-paved parking spaces. The courtyard is approached through double gates set into high brick boundary walls complementing the houses with wall-lights. Adjacent is a small fenced compound for wheelie bins with the satellite dish for the houses. Front lawned garden with shrubbery bed, small bushes and block paved pathway to the house.

Location

The property is situated in an area of Louth Market Town which has, over recent years, become more and more popular as the attractive period warehouses around the Canal Basin and Riverhead are converted into impressive character homes together with new homes of appropriate design such as The Old Dairy Yard houses. These properties are all close to the riverside walks which lead east through the town outskirts into the open countryside beyond. Louth is a popular market town which has 3 busy markets each week and many individual shops, highly regarded primary, secondary and grammar schools, 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, attractive parks on the west side in Hubbards Hills and Westgate Fields, and the Kenwick Park Leisure Centre on the south-eastern outskirts, with hotel and further golf course. The town has a thriving theatre, many clubs and societies 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.

Important 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 the accuracy of 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 on sale. The property is understood to be connected to mains water, electricity, gas and drainage but no public authority searches have been made at this stage. Council Tax Band C.

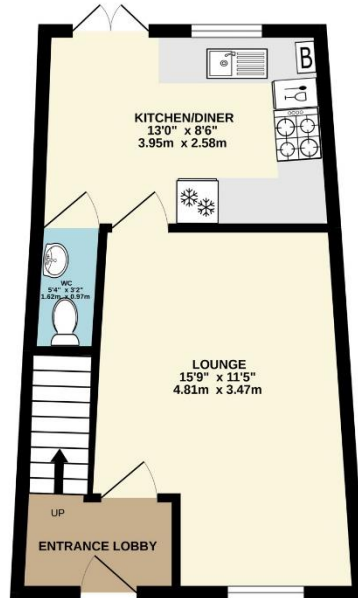
Viewing Strictly by appointment via the agent.

Floor Plans and EPC Graph

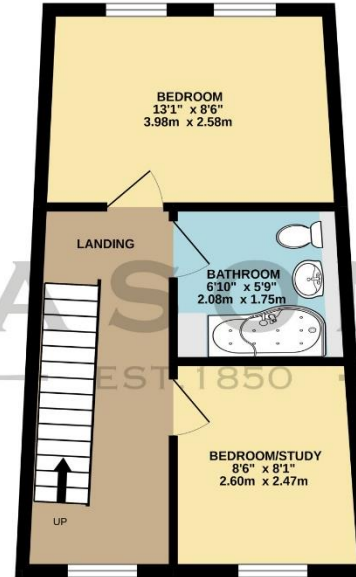
NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

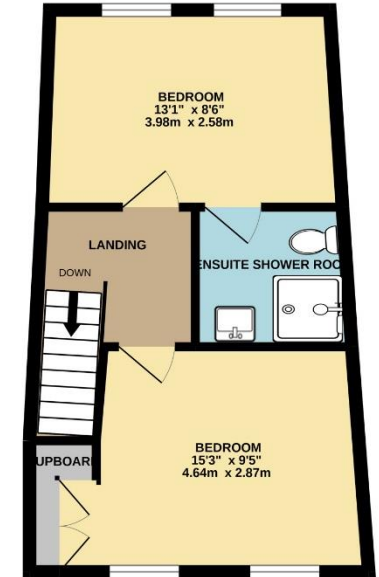
GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

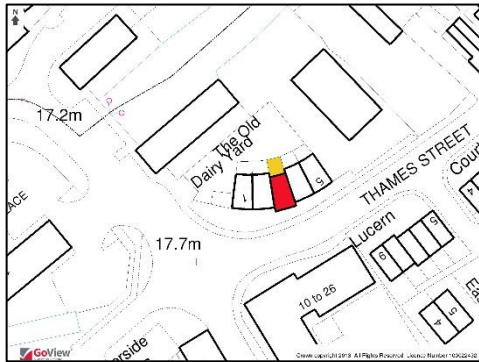


2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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