



# 7 Kings Mews

Louth LN11 0HW

**M A S O N S**  
— Celebrating 175 Years —

# 7 Kings Mews

Louth  
LN11 0HW

Three-bedroom modern town house in quiet Conservation Area mews

Two double bedrooms and one single

Modern bathroom with shower over bath and full tiling

Allocated off-street parking space directly in front of the house

Enclosed rear courtyard garden with patio, lighting and power

Gas central heating with Alpha combination boiler

Ideal for investment buyers (currently let on AST)

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01507 350500

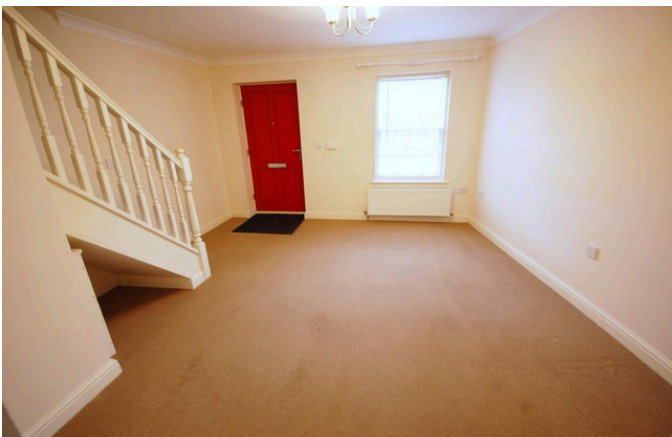




Built around 2010 to reflect the period character of its surroundings, this attractive town house features red brick elevations, clay pantile roof, and coated low-maintenance sash-style windows. The four-panel front door opens into a welcoming lounge, where a white spindle staircase rises to the first floor and a useful under-stairs cupboard houses the electric consumer unit and meter. Finished with coved ceilings, a central heating thermostat and a wide window with Venetian blind, the room is a bright and adaptable living space.



To the rear, the dining kitchen stretches the full width of the house and is fitted with a long run of cream gloss-fronted base and wall units, with brushed steel handles, woodblock-effect worktops and a stainless steel sink beneath a window overlooking the garden. A Zanussi oven, four-ring gas hob, extractor hood and integrated dishwasher are all in place, with space for a washing machine and tall fridge freezer. Spotlights and pelmet lighting add a touch of modern style, and a part-glazed rear door opens to the courtyard garden. Off the kitchen is a compact cloakroom/WC with corner basin, tiled splashback, extractor and radiator.



Upstairs, the landing gives access to three bedrooms and a smart family bathroom, with white six-panel doors throughout and a balustrade continuing from the staircase. The principal bedroom, at the front, is a comfortable double with sash-style window and radiator. The second bedroom, at the rear, is another double with fitted wardrobes behind sliding white doors—neatly concealing shelves, hanging space and drawers. The third bedroom is a single, ideal as a study, child's room or dressing space, and includes a cupboard built above the staircase bulkhead.

The bathroom is light and well presented, with ceramic tiled floor and walls, panelled bath with shower over and glazed screen, pedestal basin, corner WC, mirrored cabinet, extractor fan and a rear window with white Venetian blind.

The rear garden is private and attractively enclosed, with slab-paved paths and patio creating space for seating or outdoor dining. A gravelled border adds texture, and close-boarded timber fencing with concrete posts provides secure boundaries. A screen pedestrian gate connects to a shared pathway running through the mews, accessed from a covered archway beside the neighbouring property. There's also an outside light, tap, and external power point—ideal for gardening or summer entertaining.

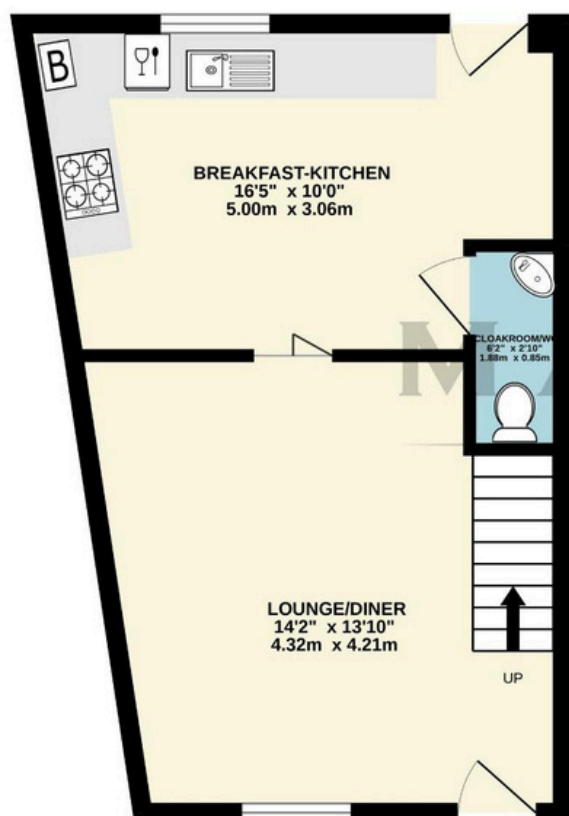
To the front, a paved courtyard provides one allocated parking space, positioned directly outside No. 7. The mews enjoys a quiet, tucked-away feel, with easy access to the shops, markets and amenities of central Louth just a short walk away.



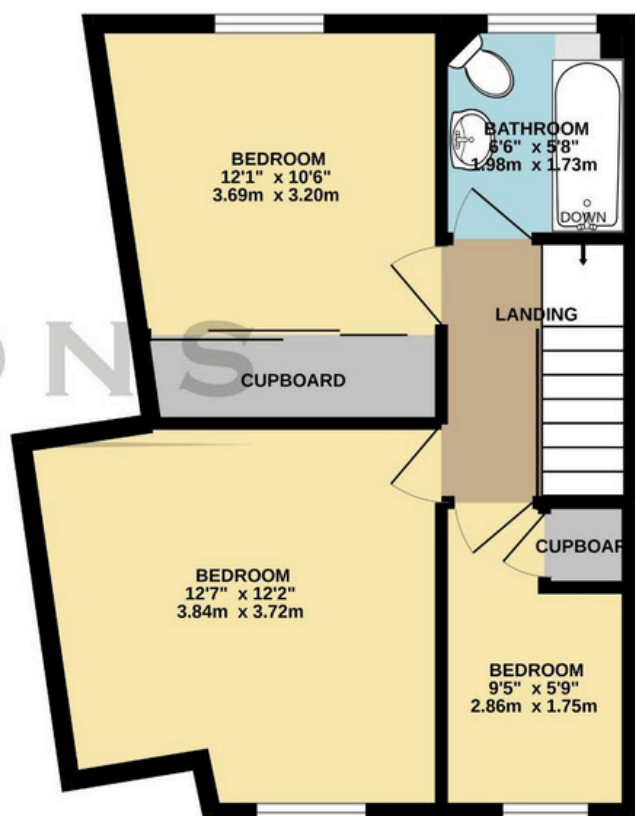




GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

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+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>	76   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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

### Directions

From St. James' Church, head north along Upgate and take the first left onto Little Eastgate. Follow to the junction and bear left into Eastgate, then take the next narrow left into Northgate. Follow the road around the bend and Kings Mews is on the right. No. 7 is straight ahead as you enter.

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

EST. 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



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