

7, Church Cottage Mews  
Louth LN11 9AP

**MASON'S**

EST. 1850



A well-maintained, modern town house just a few minutes' walk from the bus station, town centre and supermarket. The house has an owned parking space within a block-paved, walled courtyard at the rear. The accommodation includes two good bedrooms, a spacious bathroom with white suite, a dining lounge with walk-in bay window and breakfast kitchen with a range of units in white. Gas central heating system, uPVC double-glazed windows and courtyard-garden to front and rear.



### Directions

From St. James' church in the centre of Louth proceed south along Upgate for a short distance and then turn left into Mercer Row. Follow the road through the town centre carrying straight on at the small junction and at the first of the two mini roundabouts, take the second exit along Church Street. Follow the road, then turn left onto Monks Dyke Road immediately before the zebra crossing and after just a few yards, Church Cottage Mews will be found on the left; number 7 is the house immediately to the right of the coaching arch.



## The Property

This well-designed, modern town house dates back to 1992 and has traditional brick-faced cavity walls beneath a pitched timber roof structure covered in clay pantiles. The building has low maintenance brick corbelled eaves and uPVC double-glazed windows whilst heating is provided by a gas-fired combination boiler.

The rooms are well-proportioned and the house has been maintained in excellent condition, both internally and externally. There is a small garden at the front of the house enclosed by hedges and a walled/fenced courtyard to the rear with a timber shed and space for flower pots/tubs seating etc.

## Accommodation

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

## Ground Floor

The property is entered from the rear courtyard through a part-glazed (double-glazed) door into the:

## Breakfast Kitchen

Fitted with a range of built-in base units having white panel-effect door facings and plain white drawers, over which there are roll-edge, granite-effect work surfaces with a white ceramic, single drainer sink unit inset and a Grohe chrome single lever mixer tap. Ceramic tile splashbacks and sill to the window over the kitchen sink. Matching range of wall cupboard units and tall larder cupboard. Cooker recess and space for tall fridge/freezer, under-counter space for a wine cooler and space with plumbing for washing machine.



There is timber panelling finished in grey paintwork to the side screen of the staircase and extending along the side of a useful built-in understairs cupboard with a ledged, braced and framed door, ample storage space and coat hooks. Laminated oak-effect floor covering, beams to the ceiling, light fitting with four LED spotlights, carbon monoxide alarm and high-level electricity consumer unit with MCBs. Wall-mounted British Gas 24 LE combination boiler connected to the central heating radiators and providing domestic hot water.





## L-shaped Dining Lounge.

A good size room with a walk-in double-glazed bay window to the front elevation. Coved ceiling, moulded dado rail, double radiator and two ceiling light points with decorative roses. Satellite TV cables from a dish positioned on the front wall of the house.











### First Floor Landing

With trap access and folding drop-down ladder to the roof void which is boarded providing plenty of storage space. To one side of the landing there is a built-in, full-height bookcase in white. White six-panel doors lead off to the bedrooms and bathroom.



### Bedroom 1 (rear)

A spacious and attractive double bedroom decorated in neutral light colours and having contrasting matt painted, six-panel doors to single and double deep recessed, built-in wardrobes with clothes rails and shelving internally. Further high-level useful store cupboard above the staircase. Radiator, combined ceiling light and ventilation fan and wide rear window overlooking the walled parking courtyard to the rear of the Mews and providing views across the rooftops of the town centre.

### Bedroom 2 (front)

Radiator, range of wall shelves on adjustable brackets, ceiling track with three LED spotlights and window to the front elevation. This room is presently used as a study.



## Bathroom

An excellent spacious modern bathroom fitted with a white suite comprising low-level, dual-flush WC, pedestal wash hand basin and panelled bath with two grips, together with shower fittings to the lever mixer tap and a glazed side screen; wall rail for the shower handset. Front window with blind, Vent-Axia extractor fan, radiator and oak-effect laminated floor covering. The suite has ceramic tile splashbacks to half wall height at the front and extending to full ceiling height on two sides of the bath. There is also a ceramic tiled plinth to the corner of the room. Glass ceiling light.







## Outside

To the rear of the property there is a block-paved and walled parking courtyard for the Church Cottage Mews properties, within which number 7 has a single parking space

To the rear of the house there is a private enclosed courtyard with close boarded fencing to the sides and a rear brick boundary wall with pillars to either side of a gate onto the parking courtyard. The wall is also surmounted by timber panels and there is a useful timber garden shed with roof extending to form a covered area for wheelie bin storage. The courtyard is an ideal space for flower pots, tubs, hanging baskets, etc. and there is an outside water tap and a wall lantern over the door into the property.

The garden at the front of the house (shown on the second page) is enclosed by a curved brick wall and a neatly kept hedge with a walk-through opening onto gravel for ease of maintenance with inset conifer shrubs.

## Viewing





Strictly by prior appointment through the selling agent.

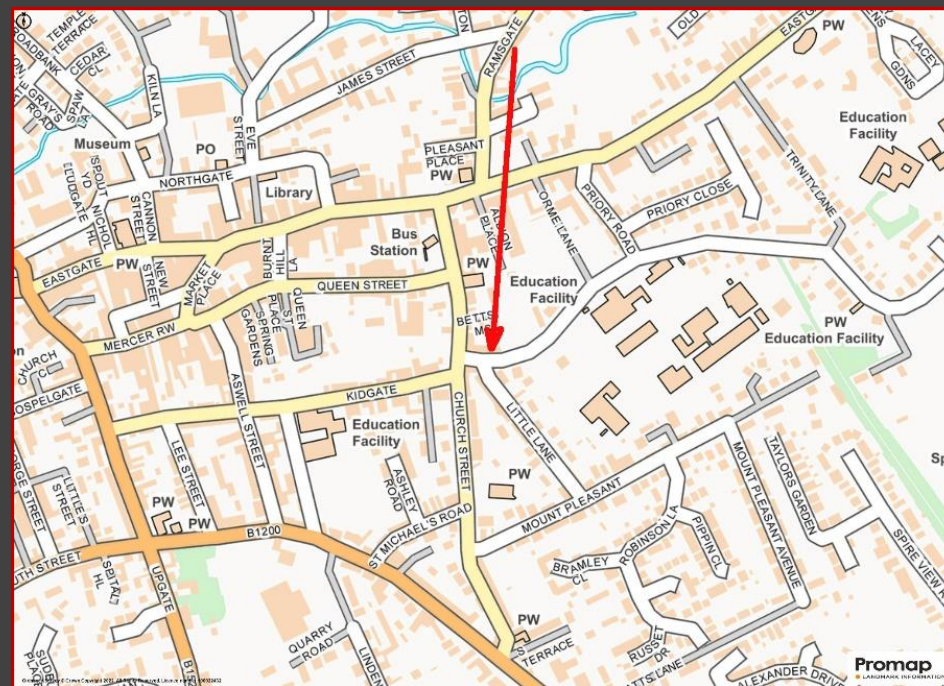
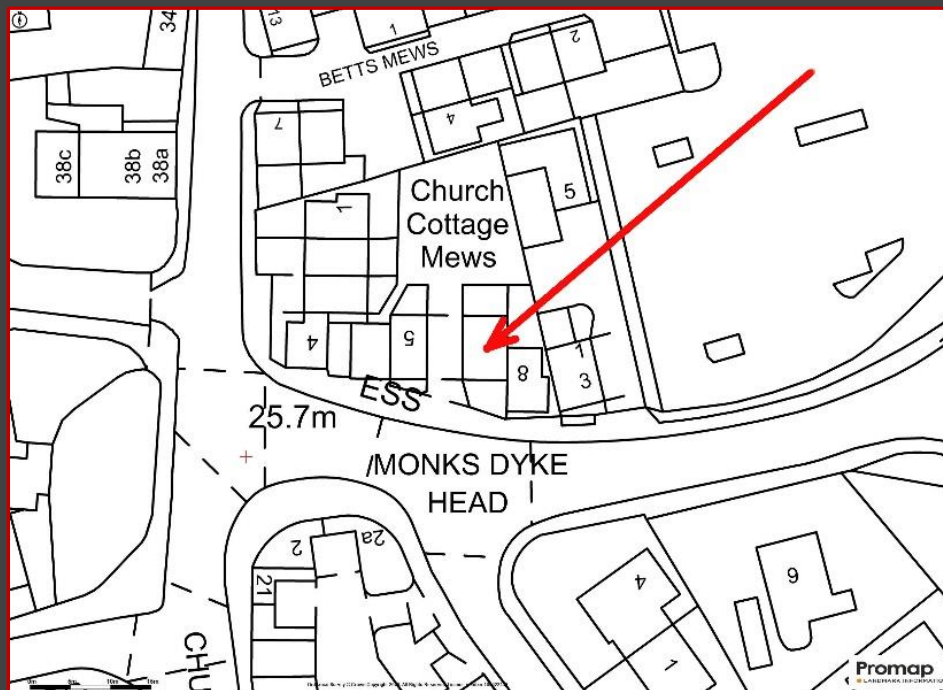
### Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools/academies. There are 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 Hubbard's 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 surrounding area 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 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. The property is in Council Tax band A.



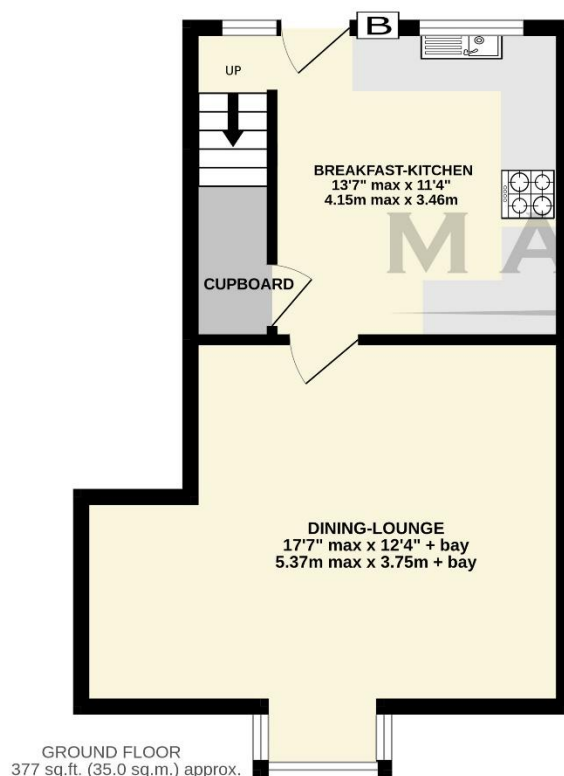


## Floorplans and EPC Graph

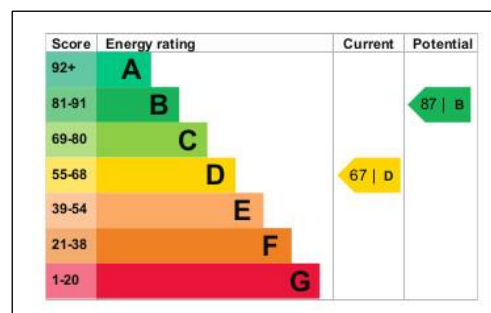
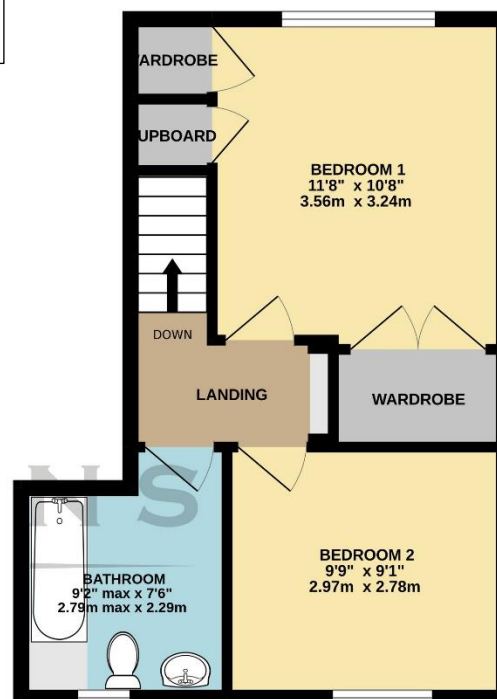
A PDF of the full EPC can be emailed on request

TOTAL FLOOR AREA : 743 sq.ft. (69.1 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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**1ST FLOOR**  
367 sq.ft. (34.1 sq.m.) approx.



### St James' Church, Louth

Visible from miles away, the spire is said to be the tallest of any medieval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

#### Important Notice

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