

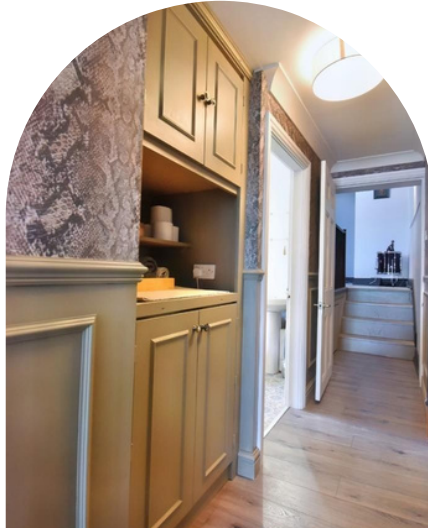


35b George Street

Louth

M A S O N S

— Celebrating 175 Years —



35b George Street

Louth,
LN11 9JU

Beautifully renovated two-bedroom apartment in Georgian townhouse

Stunning first-floor sitting room with fireplace and high ceilings

Character features including sash windows, dado rails and fireplaces

Private sun terrace with rooftop and church views

Off-road parking space in rear courtyard

Two minutes' walk to Louth's shops, cafés, and markets

Ideal for professionals, downsizers or buy-to-let investors

Leasehold with 125-year term from 2018

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Accessed via an external staircase to the rear of the building, the apartment opens onto a delightful sun terrace, with space for outdoor seating and potted plants, and sweeping views across the rooftops toward the church. Step inside and you're welcomed by a generous hallway, finished in heritage-style tones with dado rails, decorative panelling and built-in storage cupboards—one of which houses the washing machine.



To the front, the dining room is bright and inviting, with dual-aspect windows, timber-effect flooring, and beaded panel detailing. A built-in cupboard in the corner houses the modern Ideal gas central heating boiler, and an archway leads through to the kitchen, where dark grey Shaker-style units are paired with a mix of oak-effect and marble-look worktops. A white ceramic sink sits beneath a window framing the church spire, and built-in appliances include a fridge-freezer, New World double oven, four-ring gas hob and extractor. Tiled splashbacks and timber flooring complete the space.



At the heart of the apartment is a beautifully appointed sitting room, accessed via a few steps. This grand space is generously proportioned with high ceilings, original coving, a decorative ceiling rose and a large sash window overlooking the west side of town. A traditional cast-iron fireplace with wooden surround and fitted shelving either side creates a warm, elegant focal point. There's ample room for a reading nook or study area alongside the main seating.

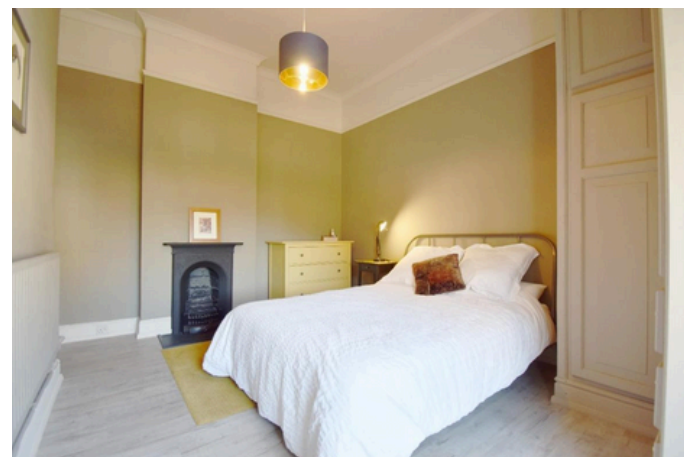




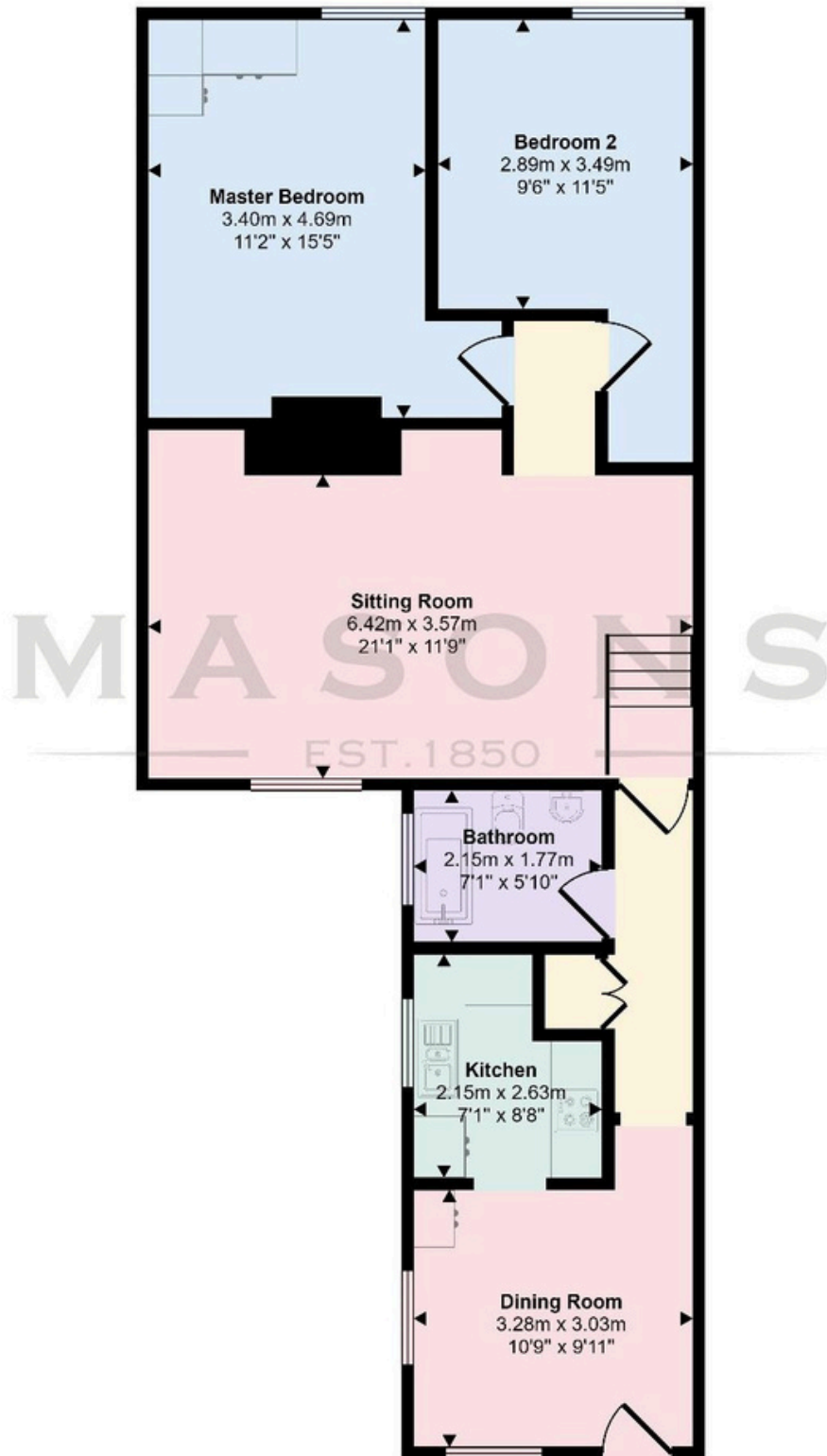
The principal bedroom is a well-sized double, complete with lime-washed timber-effect flooring, cast-iron fireplace and built-in wardrobes, with rooftop views over George Street. A second double bedroom features carpeted flooring, a front-facing sash window and alcove storage—ideal as a guest room or office.

The bathroom is neutrally finished and includes a three-piece suite with low-level WC, pedestal basin, and bath with screen and shower attachment. Fully tiled walls and a frosted window add practicality and light.

The property is reached via an unadopted lane to the rear of George Street, leading into a courtyard with a private parking space for one large vehicle. The external metal staircase rises to the apartment's rear balcony, which provides a pleasant entrance and space for a morning coffee or evening drink with elevated town views.



Approx Gross Internal Area
84 sq m / 899 sq ft



Floorplan

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

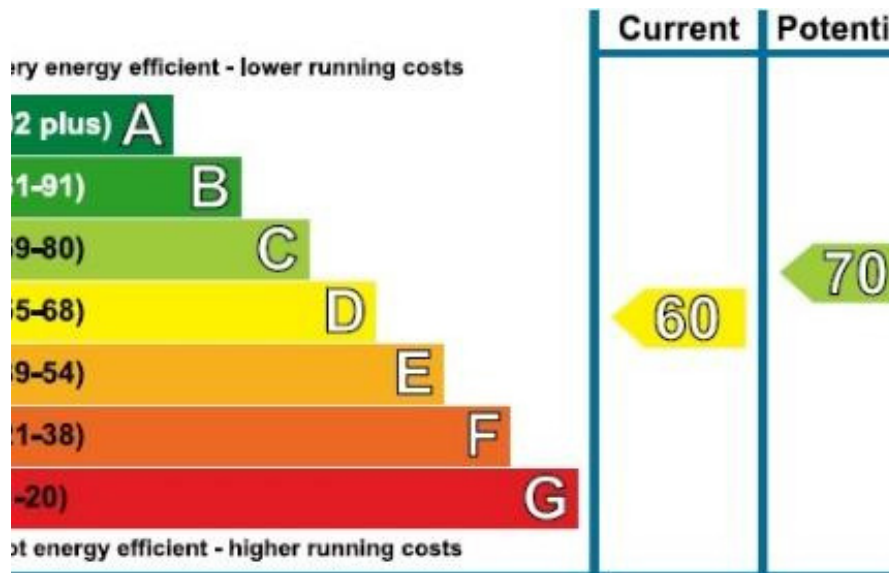
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect 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.





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

Leasehold (125 years from 2018) | Ground rent: £200/year

Directions

From St. James' Church, walk west along Upgate and turn left onto George Street. Number 35 is on the right-hand side. For parking and access, continue further and take the unadopted lane to the rear.

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.

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