



4 LEE STREET,
LOUTH, LN1 1 9HJ

MASONS
EST. 1850

ABOUT 4 LEE STREET...

A handsome late Georgian town house positioned within the sought-after conservation area of Louth Market Town. This deceptively spacious home is set out over 4 floors providing elegant and well-proportioned character accommodation located less than a minutes' walk to the central shopping areas.

The property briefly comprises of a hall, lounge, kitchen diner to the ground floor with a dining room and cellar to lower ground. The first floor benefits 3 bedrooms and a shower room with the second floor providing a further bedroom, study and bathroom. The large rear garden enjoys a sunny south westerly aspect with walled boundaries, mature planting and patio areas.

The Property

Dating back to the 1820s, a deceptively spacious end terrace, four bedroom and four storey town house positioned just a short pace from the centre of town and providing superb family accommodation. On-street permit parking is available and is ideally situated in the town centre close to local schools. The property is heated by way of a gas-fired central heating system and has brick-faced walls with original timber sash windows and a pitched timber roof with clay pantile roof covering.

Directions

From St James' Church proceed south along Uppgate, continue past the zebra crossing and then on foot, turn left onto Kidgate and then the next right onto Lee Street and the property will be found shortly on the right. By car, continue along Uppgate to the traffic lights, turn left here and then first left down Lee Street and the property will be near the end of the road on the left.





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Accommodation

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

Entrance Hall

A spacious entrance hall having four-panel pine doors to principal rooms and carpeted floor. Staircase leading to first floor with timber banister, spindles and door giving access to the lower ground floor and rear door to garden.

Lounge

A bright and spacious reception room with feature fireplace to side having painted timber surround with inset cast iron, open grate fire with marble hearth. Alcoves to either side fitted with cupboards, drawers and shelving with attractive pastel-coloured walls. Sliding sash window to front, carpeted floor and step up into:





Dining Kitchen

With a good range of base and wall units, finished in hand painted cream. Worktops with attractive tiling to splashbacks, single bowl white ceramic sink, free-standing gas cooker (available by separate negotiation) with extractor hood above. Space and plumbing provided for washing machine and dishwasher. Sliding sash window overlooking the rear garden and tile-effect floor.

Rear Entrance

Part-glazed timber door leading to garden with coat hooks to side. Steps down leading to lower ground floor and steps up to ground floor with carpeted treads.

Lower Ground Floor

Dining Room

A superbly versatile reception room, currently set up as a dining room with window overlooking rear garden. Chimney breast and alcove to side with oak mantelpiece, shelving fitted to sides and herringbone-effect vinyl cushion flooring. Would also make a good home working space.

Cellar

With door to the side giving access to understairs storage cupboard with space for a tumble dryer and electrics, fitted with shelving. Alcove to the side with shelving, ideal for storage of wine. Opening through to a further arched cellar with brick ceiling, painted white with fitted base units and worktops to the side and shelving making an ideal workshop and storage area with lights and electric provided.



First Floor Landing

A bright and spacious gallery style landing with window over the stairs. Timber banister and spindles with carpeted floors. Four-panel pine doors into bedrooms and shower room. Understairs storage cupboard and further staircase leading to second floor with carpeted treads. Attractive pastel coloured decoration.

Sitting Room/Bedroom 3

Currently set up as a second reception room with sliding sash window to front and carpeted floor, would also make a double bedroom if required.

Bedroom 1

Positioned at the front with sash window, attractive decoration and carpeted floor, being a very generous double in size. Built-in wardrobes to either side of chimney breast.





Bedroom 2

Positioned at the rear, being a further double bedroom with window overlooking the rear garden. Carpeted floor and feature cast iron, open grate fire with painted timber surround. Cupboards either side of the chimney breast, one being used as a wardrobe with the other housing the Ideal gas-fired central heating boiler with connected Hive wireless thermostat controls.

Shower Room

Smart modern contemporary suite with walk-in shower having screen to side. Burlington wall-mounted shower controls with rainfall head attachment, attractive grey tiling all round with heritage style wash hand basin and low-level WC. Illuminated mirror above and grey tiles to floor. Window to side and extractor fan with spotlights to ceiling. Electric underfloor heating.



Second Floor Landing

With exposed timber floorboards, loft hatch to roof space and cupboard to side used as a wardrobe, with painted latched doors to bedrooms and bathroom.

Bedroom 4

A spacious double bedroom with part-vaulted ceiling, skylight to front and dormer window to rear, overlooking garden. Exposed timber floorboards and spotlights to ceiling.

Study/Bedroom 5

Door from landing giving access to the currently set up home working space and could potentially be used as a single bedroom if required, with skylight to front and exposed timber floors. Storage shelf above stairs.

Family Bathroom

Boasting a superb panoramic view across the rooftops of Louth market town and St. James' Church through the dormer window and having free-standing, roll-top bath with chrome feet with mixer taps and hand shower attachment. Heritage style wash hand basin and low-level WC. Spotlights to ceiling, heated towel rail and radiator. Exposed timber floorboards, illuminated circular mirror and eaves storage cupboard to side.





Front Garden

A concrete path steps up to the front entrance door, front brick boundary wall and terracotta tiled front garden with planted border and climbing plants to the front of house. Outside light and original doorbell pull. Further door to right hand side giving access down the side of the property leading to rear garden.

Rear Garden

A superb and sunny garden enjoying a south-westerly aspect, making it an enjoyable space throughout the day. Mature garden with walled gardens providing a private space to relax in, initially laid to paving slabs. Passageway down the side of the house providing useful dry storage and access door back to the front. Lighting and electrical sockets provided and outside tap. Brick pathway leading to the rear patio with the garden laid to lawn and mature planted borders with flowering plants, shrubs and bushes. To the rear of the garden is a large riven stone patio making an ideal al fresco dining area and for barbecues, with raised planted border to rear, with lighting and power sockets provided, being a superb sun trap. To the side is the high-level pond with pump and filter system with electrics. Views across the rear to the St. James' Church spire. A delightful and quiet space to relax in and all just a minute's walk from the town centre.



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 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 area around Louth has many fine country walks and bridleways.

Viewing

Strictly by prior appointment through the selling agent.

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.



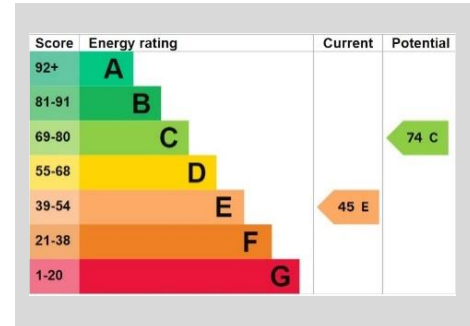
FLOORPLANS AND EPC GRAPH

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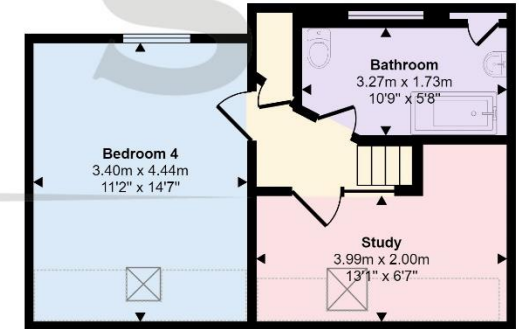
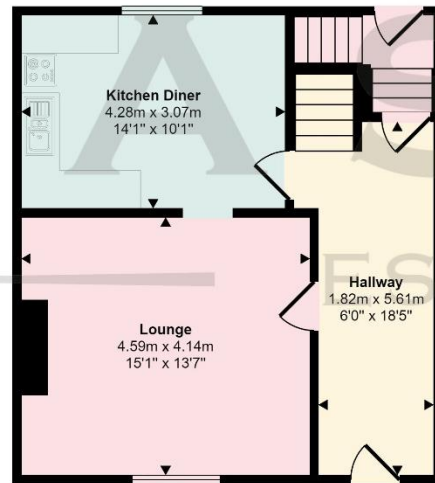
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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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Approx Gross Internal Area
168 sq m / 1811 sq ft



Denotes head height below 1.5m

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 the real items. Made with Made Snappy 360.