



4 Lee Street

Louth, LNI | 9HJ

M A S O N S

— Celebrating 175 Years —



4 Lee Street

Louth,
LN11 9HJ

Elegant late Georgian townhouse, c.1820s, in central Louth

Four bedrooms across four floors with flexible layout

Lounge with open fire and sash windows

Modern shower room and stylish second-floor bathroom with roll-top bath

Lower ground dining room/snug and cellar with workshop

Private walled garden with patios, lawn, pond, lighting and power

On-street permit parking available

Just a short walk to the town centre, schools, and amenities

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With its painted brickwork, timber sash windows and classic Georgian proportions, 4 Lee Street makes a strong first impression. A tiled front garden with climbing plants and a traditional doorbell pull offers a charming welcome, and once inside, the entrance hall sets the tone with its high ceilings, soft hues and turned timber staircase.



The main lounge is bright and inviting, with a feature fireplace, painted timber surround, and an inset cast-iron grate set above a marble hearth. Alcove cupboards and shelving flank the chimney breast, while a large sash window allows natural light to pour in. From here, a step leads into the spacious dining kitchen, fitted with hand-painted cream cabinetry, tiled splashbacks and a white ceramic sink beneath a window overlooking the garden. There's space for a gas cooker, dishwasher and washing machine, as well as a table for informal dining.



A door at the rear of the hall leads to a charming split staircase, giving access to both the lower ground floor and rear garden. Downstairs, the dining room serves as a wonderfully versatile second reception room, with a window to the garden, chimney breast with timber mantel, and herringbone-effect vinyl flooring—perfect as a home office, snug, or formal dining room. Adjacent is the cellar, currently set up as a workshop and wine store, with brick arched ceilings, base units, shelving, lighting and space for a tumble dryer.





On the first floor, a spacious galleried landing connects to three beautifully presented bedrooms and a modern shower room, fitted with a walk-in rainfall shower, heritage-style sanitaryware, underfloor heating and grey tiling throughout. The largest of the bedrooms features built-in wardrobes and sash windows to the front, while the second double has a charming open grate fireplace and garden views. A third bedroom on this level is currently used as an additional sitting room, making a lovely retreat or flexible guest room.

The second floor houses a further double bedroom with dormer window and vaulted ceiling, a study/single bedroom with skylight, and a family bathroom with freestanding roll-top bath, heritage fittings and sweeping rooftop views toward St James' Church spire.

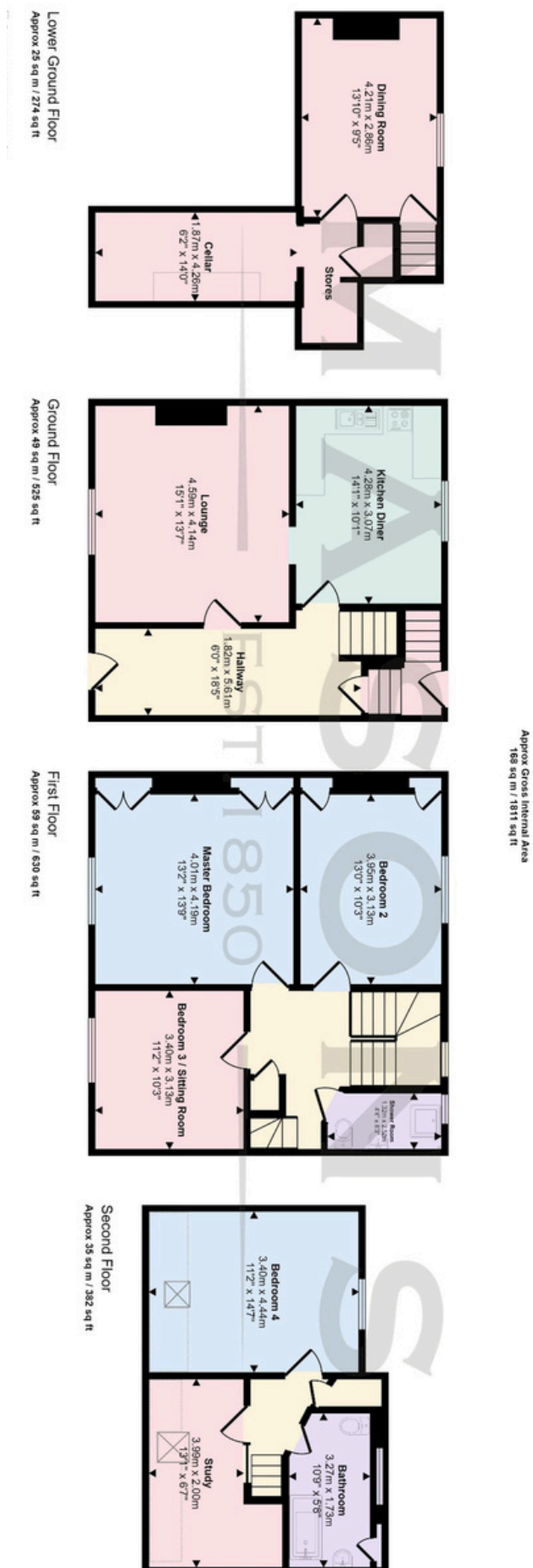






A rare find in the town centre, the garden at 4 Lee Street is a beautifully planted haven, enjoying a south-westerly aspect and excellent privacy. From the rear hallway, a door leads out to a paved seating area and a long lawn with mature shrubs, flowering borders and a raised pond with electric pump. Brick walls and timber fencing enclose the garden on all sides, and a stone path winds to a large rear patio with riven slabs, lighting, and power—perfect for al fresco dining. A covered side passage connects front and back, providing dry storage and handy external access.





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+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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 south along Upgate, pass the zebra crossing and turn left onto Kidgate, then immediately right onto Lee Street. No. 4 is on the right-hand side on foot. By car, take the left at the traffic lights and first left down Lee Street.

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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