



M A S O N S
— EST. 1850 —

12 Lee Street, Louth, LN11 9HJ

ABOUT 12 LEE STREET..

Positioned centrally within Louth's conservation area is this superb three-storey, four double bedroom town house ideally positioned a very short walk to shops and amenities with on-street parking available outside. The property has been upgraded to a superb contemporary finish with retained Period features offering open plan living kitchen diner to the rear with separate sitting room.

Superb west-facing rear garden catching the afternoon and evening sun. On the first floor are three double bedrooms, one with en suite and further shower room with large double bedroom to the second floor.



ACCOMMODATION

Directions

From St. James' church proceed south along Ugate, continue past the zebra crossing and then on foot, turn left onto Kidgate. Take the next right onto Lee Street and the property will be found a short way on the right. Alternatively, by car continue along Ugate to the traffic lights. Turn left here and take the first left down Lee Street and the property will be found towards the end on the left.

The Property

A period three-storey town house located centrally within Louth market town having undergone refurbishment and superb alterations during the current vendor's ownership. The property is located within the conservation area and retains its original sash window to the lounge which has secondary glazing with the remainder having uPVC double glazed windows. The property is heated by way of gas central heating supplemented by



hot water cylinder with underfloor heating to the hall and kitchen diner. Set out over three floors with the addition of a spacious cellar. The property has been upgraded to a superb contemporary standard but retains many of the original period features.

Accommodation

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

Hall

Part-glazed timber front entrance door to spacious hallway benefitting from underfloor heating and stone flag floors. Staircase to first floor. Coat hooks to side and storage cupboard housing the electric meter and consumer unit above.



Sitting Room

A superb reception room having high-level ceilings with original sash window to front with secondary glazing. Period cornicing to boarders with solid timber floors. Heritage style decoration with chimney breast with inset log-burning stove with timber surround, mantel piece and tiled hearth.

Dining Kitchen

A good range of base and wall units with contemporary fitted cupboards finished in gloss white Shaker style. Chrome handles with black square edge, slate-effect laminated work surfaces with matching upstands and range of base and wall units with soft-close hinges, one cupboard housing the Worcester gas-fired central heating boiler with timer controls, and recently fitted Hotpoint integrated dishwasher. One and a half bowl stainless steel sink, window overlooking the garden and space and plumbing provided for washing machine. Large black Leisure





electric cooker with five-ring gas hob inset to chimney breast with tiled splashback. Inset spotlights to ceiling throughout with wood veneer flooring, opening into the large dining space and sitting area. Further range of high-level cupboards with alcove for American style fridge/freezer. Underfloor heating throughout with double patio doors leading into the rear garden.

Cellar

Accessed off the kitchen with brick steps down into the spacious cellar, having two brick pillars and arched ceiling, brick floor with light provided. Fitted with shelving providing a useful storage area or could be converted to a more useable space, subject to any necessary required works.

First Floor Landing

Having carpeted stairs and landing with timber banister and steel spindles. Attractively decorated in pale grey with vaulted ceiling and skylight allowing natural light to enter the space. Four-panel doors into bedrooms and bathroom, with staircase leading to second floor.

Master Bedroom

Positioned at the rear being a good double in size with dressing or working space. Loft hatch to roof space, windows to two aspects, neutrally decorated with oak-effect laminate flooring. Door into:

En Suite Shower Room

A smart contemporary suite with attractive grey tiling to floor and walls. Curved corner shower cubicle with thermostatic mixer, low-level WC and corner wash hand basin with storage cupboards. Extractor fan to wall and spotlights to ceiling.

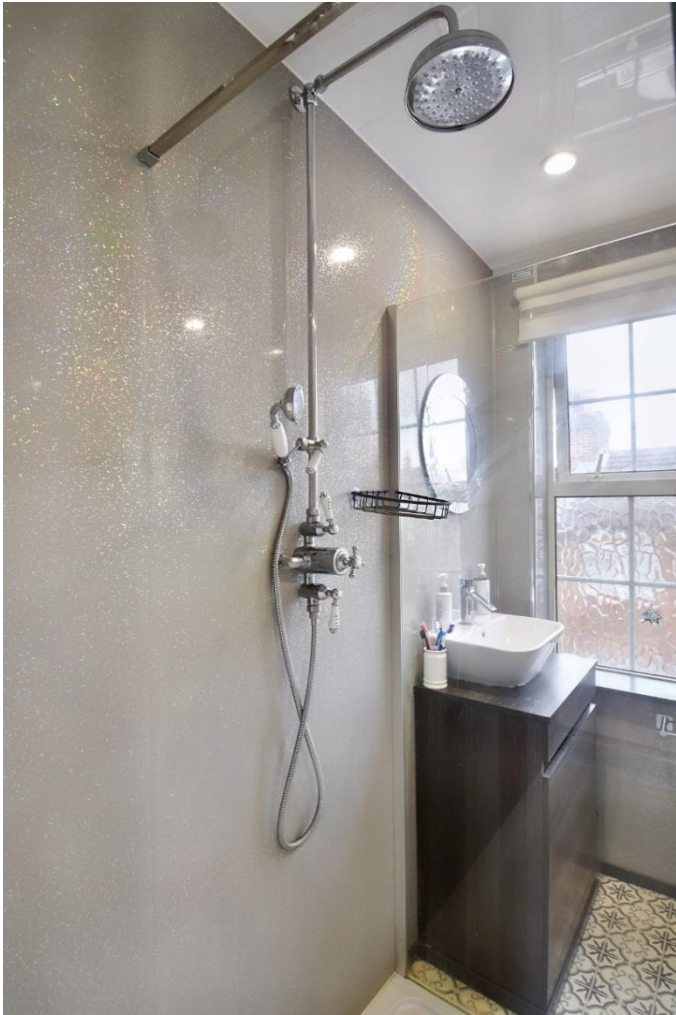
Bedroom 2

Positioned at the front having window facing the road. Large double in size with feature wallpaper to two walls, carpeted floor and fitted wardrobes.

Bedroom 3

A further double bedroom with window over rear garden. Neutral decoration and carpeted floor. Built-in cupboard to either side of the bed, one housing the large hot water cylinder with space for laundry.





Family Shower Room

A recently fitted, modern contemporary suite with large walk-in shower cubicle and glazing to two sides. Thermostatic mixer with hand and rainfall shower head attachment. Grey glitter panelling to walls and PVC panelling to ceiling with inset spotlights. Vanity storage cupboard to side with wash hand basin, low-level WC and frosted glass window to front. Large cupboard to side fitted with shelving ideal for laundry and contemporary panelled radiator to side with tile-effect flooring.

Second Floor Bedroom

Staircase leading directly into the top bedroom with timber banister and cast iron railing. A large double in size with twin windows overlooking the front, carpeted floor and having a large alcove area for storage. The bedroom has the potential for the addition of an en suite bathroom to the alcove area should the purchaser wish to do so.

OUTSIDE

Front Garden

Having brick boundary walls with iron railed gate. Concrete path leading to front door with low-maintenance gravelled area to front, planted with superb hydrangea bushes and rose bush. Shared access path down the side of the property leading onto the rear garden.

Rear Garden

A superb and private space having an excellent westerly aspect catching the afternoon and evening sun and with views of St. James' Church spire. Laid predominantly to lawn with decked area to rear with timber garden shed, brick boundary walls and planted borders having mature fruit trees including





Bramley apple, pear and brambles with large fig tree to rear. Concrete pathway to side leading to the courtyard, ideal for storage or space for table allowing al fresco dining. Outside tap and electrical sockets with gated access to passageway leading to the front of the property.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in

Hubbard's Hills and Westgate Fields. 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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Viewing

Strictly by prior appointment through the selling agent.

General Information

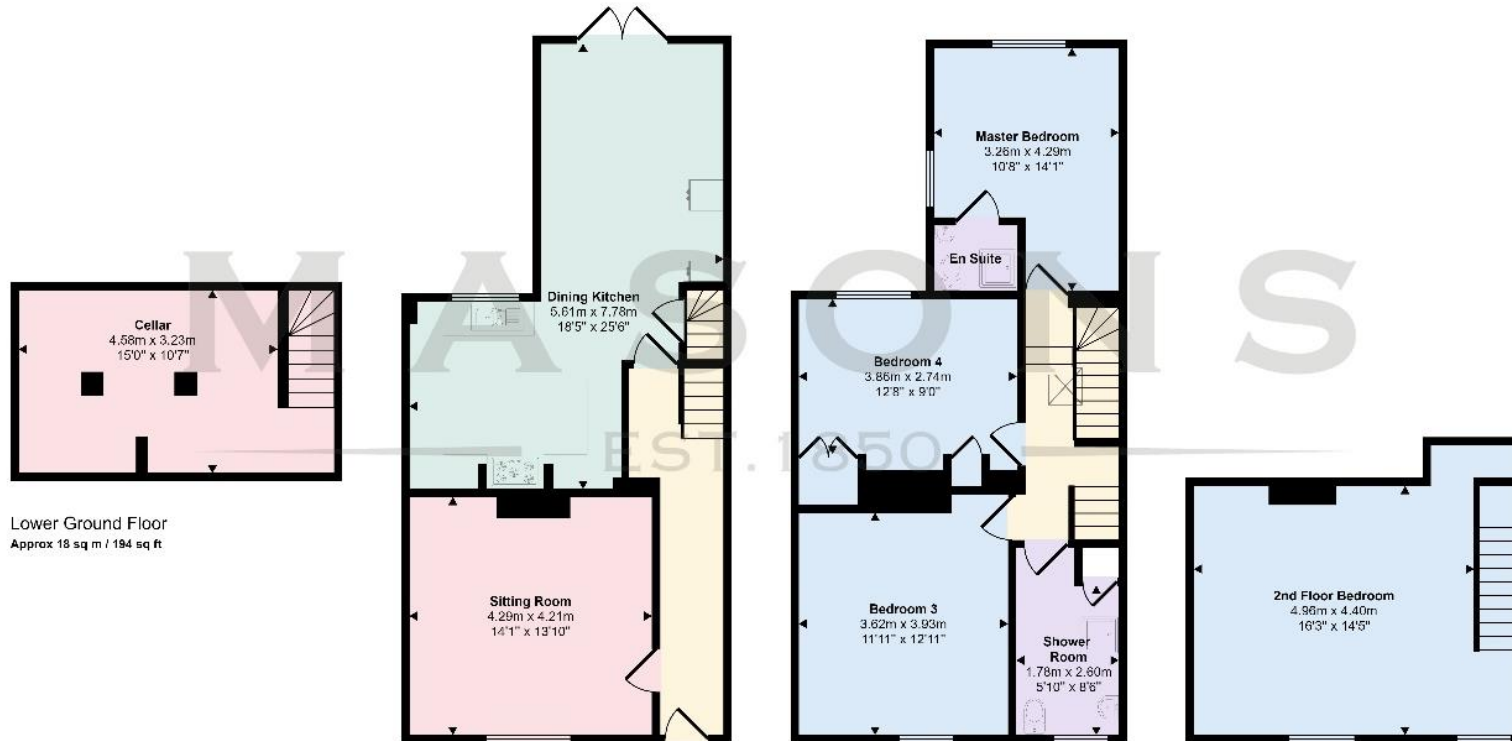
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FLOORPLANS AND EPC GRAPH



Approx Gross Internal Area
160 sq m / 1722 sq ft



Lower Ground Floor
Approx 18 sq m / 194 sq ft

Ground Floor
Approx 57 sq m / 619 sq ft

First Floor
Approx 57 sq m / 618 sq ft

Second Floor
Approx 27 sq m / 291 sq ft

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 misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Mace Snappy 360.

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