



18b Ramsgate Road

Louth

M A S O N S

— Celebrating 175 Years —

18b Ramsgate Road

Louth,
LN11 0NH



Beautiful family home

Renovated three-bedroom detached bungalow on approx. $\frac{1}{3}$ acre (STS)

Lounge, snug and conservatory with flowing, flexible layout

Bespoke hand-painted kitchen by Haagensen with island and vaulted dining space

Principal suite with dressing area and stylish en suite bathroom

Triple garage with shower room and fully converted loft room above

Landscaped gardens with raised beds, greenhouse and multiple patios

Secluded gated and private setting close to the town centre and amenities

Set well back from the road in a secluded and generous plot of approximately one third of an acre (STS), 18b Ramsgate Road is a beautifully renovated and deceptively spacious family home, perfectly tucked away yet only a short walk from Louth's thriving town centre. With three double bedrooms, three reception rooms, and a stunning bespoke kitchen dining space, the home offers refined and flexible accommodation throughout—while a triple garage with bathroom and a fully converted loft room adds exceptional scope for work, hobbies, or even future annex potential (STP).

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Positioned at the end of a private lane shared with only a handful of neighbours, the bungalow enjoys peace and privacy that feels worlds away from the town. Originally constructed in 1993 and comprehensively renovated six years ago, the home has been finished to a high standard, with hand-crafted kitchen units, quality bathrooms, oak-effect Karndean flooring, and a contemporary yet classic aesthetic throughout.



A heritage-style entrance porch leads into a spacious dining entrance hall, beautifully presented with dado rails, timber four-panel doors, and Karndean flooring underfoot. This generous reception space sets the tone for the rest of the home—light, elegant, and carefully detailed.



The lounge is positioned to the front, featuring dual-aspect windows including a large bay overlooking the garden. A marble fireplace with inset multi-fuel stove adds warmth and character, complemented by cornicing, soft wall tones, and a flowing layout that opens directly into a snug, complete with its own fireplace and built-in shelving. From here, timber double doors lead into the conservatory, enjoying a sunny south-westerly aspect and garden access via French doors—perfect for relaxing in all seasons.



At the rear, the bespoke kitchen diner is a standout space, crafted by Haagensen of Grimsby and finished in a palette of greys, navy and quartz. Shaker-style cabinetry, a large island, solid wood and quartz worktops, integrated Bosch appliances, and a boiling water tap combine style and practicality. A vaulted ceiling with exposed beams, spotlights and pendant lighting defines the generous dining area, with French doors leading onto the rear patio and garden.

The utility room provides further storage and laundry space, and connects to a rear porch and cloakroom/WC. The utility also houses the regularly serviced Ideal Vogue Max gas boiler and includes fitted cupboards, a pantry, and airing cupboard.

The principal bedroom includes a dressing lobby with built-in wardrobes and a stylish en suite bathroom, complete with freestanding bath, large walk-in shower and underfloor heating. Two further double bedrooms are served by a beautifully finished shower room with walk-in cubicle, rainfall shower, and fitted storage. A side hallway between the two offers further flexibility as a home office space or private guest wing.



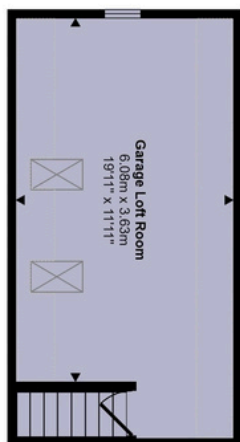
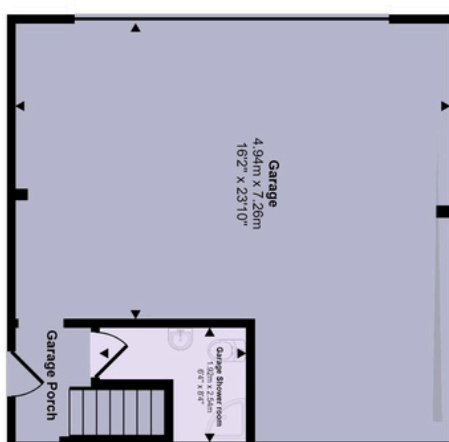
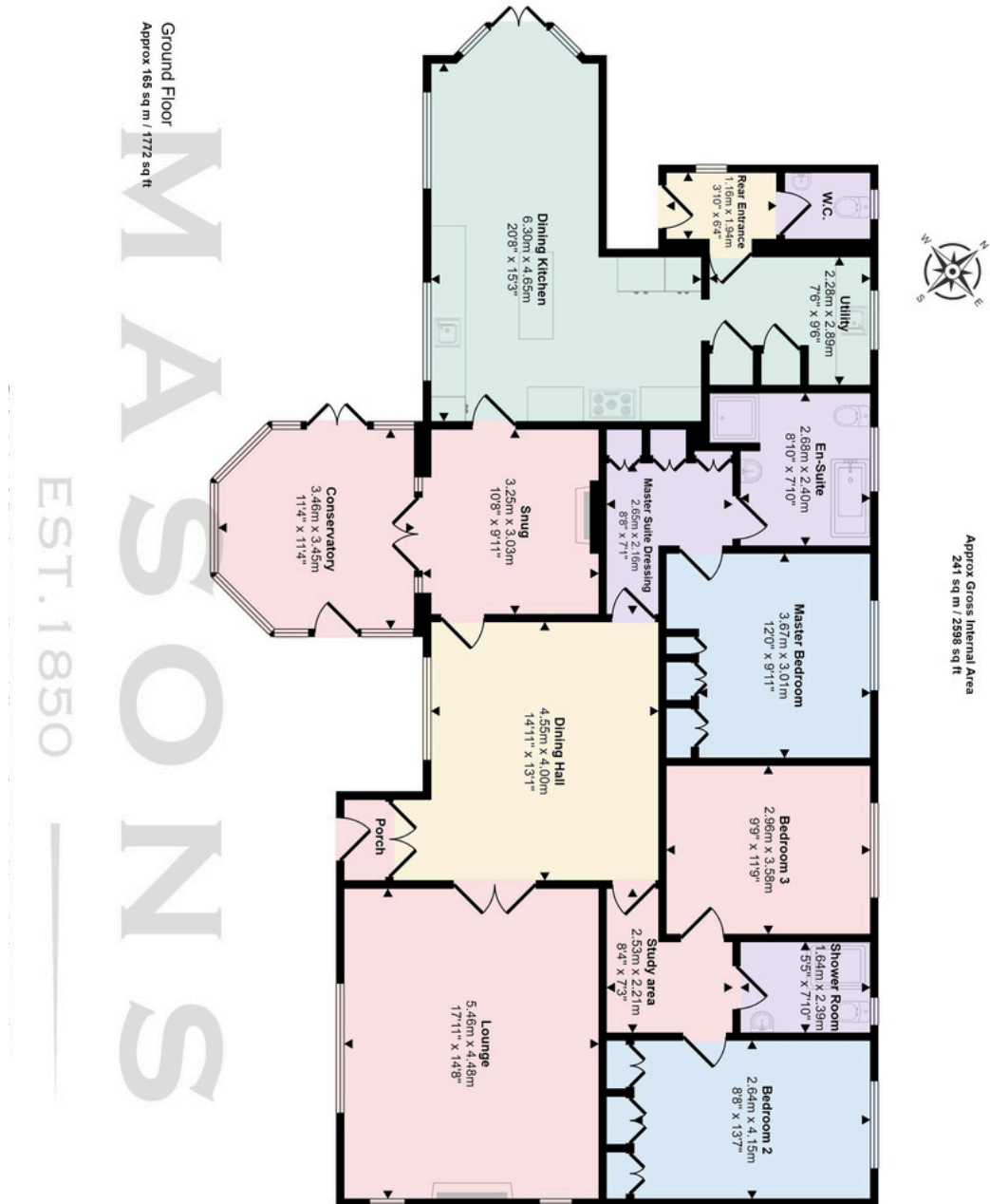


The grounds are beautifully landscaped and meticulously maintained. A long private driveway leads into the expansive plot, with a tarmac drive continuing to a parking and turning area beside the garage. Neatly edged lawns wrap around the property, with block-paved paths, mature planting, raised vegetable beds, a greenhouse, water butts, and various seating areas to enjoy the sun at different times of day.

The triple garage is a fantastic addition—built in brick beneath a tiled roof and including power, lighting, and a separate consumer unit ready for EV charging. Inside, there's space for three vehicles plus storage, and a rear hallway leads to a shower room and staircase to a superb first floor loft room, fully carpeted and decorated with skylights, spotlights and a water supply already in place. With bathroom access below and potential for kitchenette installation, the space lends itself perfectly to a studio, home office, gym, or annex-style accommodation (STP).







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 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		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

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 Mercer Row in Louth, follow Eastgate and continue over the first mini roundabout. At the second roundabout, turn left onto Ramsgate, and then right at the next onto Ramsgate Road. The gravelled private drive to 18b will be found on the left shortly after La Ferte Bernard Close. Follow it to the top, where the property is directly ahead.

Agent's Note

There is planning permission in the adjacent garden land for 2 dwellings sympathetic in design and position to this property. These dwellings will share use of the lane.

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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