



# 2 Holmes Close

Louth LN11 0HB

**M A S O N S**  
— Celebrating 175 Years —

# 2 Holmes Close

Louth  
Lincolnshire LN11 0HB



Traditional bay-window semi-detached house

Backing onto Cordeaux Academy playing fields

3 first floor bedrooms and bathroom

Spacious open-plan lounge and din-room

Kitchen with breakfast room/study beyond

Driveway to attached garage

Gardens to front and rear

Electric car charging point

Gas CH system and DG windows

Well-positioned for the town centre

For sale with NO CHAIN

This traditional semi-detached family house has brick-faced principal external walls under a main pitched and hipped timber roof structure covered in concrete interlocking tiles. The attached garage and rear single-storey wing extension have flat mineral felt roof coverings. The windows are replacement double-glazed units with uPVC frames in white and complementary uPVC fascias and soffits. Heating is by a gas central heating system and the boiler was renewed around 3 or 4 years ago.

The rear garden is enclosed with a raised deck for alfresco dining and sunbathing, with an open outlook over the rear wall to the open playing fields beyond.

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## Ground Floor

The main entrance is at the front of the house where a brick, shaped archway opens into an entrance porch with quarry-tiled floor. uPVC front door with arched, double-glazed fan light and a double-glazed surround to the:

## Entrance Hall

Radiator, three-branch LED light fitting, smoke alarm and staircase with side screen and handrail leading to the first floor. Fitted shoe cabinet with two tilting racks and drawer. Coat hooks to wall plaque. Fifteen-pane glazed door to the:

## Open Plan Dining Room and Lounge

The lounge area has a deep, walk-in bay window on the front elevation, a three-branch ceiling light and a fireplace with pillared surround finished in contrasting black and white. Double radiator and wide, square opening to the dining room - a full-width room with side window and a large rear window with low sill overlooking the garden.

The two windows together make this a light, airy reception area. Three-branch ceiling light, 2 wall lights, fifteen-pane glazed door to the kitchen and door to a good-size, understairs store cupboard which also houses the electricity consumer unit.





#### Kitchen

Fitted with a range of units finished in cream with metal handles, to include base cupboards, drawer unit with deep pan drawer, roll-edge, woodblock-effect work surfaces and a one and a half bowl, single drainer, stainless steel sink unit.



A tall unit houses the electric oven with grill and there is a gas four-ring hob with a stainless-steel cooker hood over. Integrated faced dishwasher and fridge/freezer. Recess with plumbing for washing machine. Wall cupboard units with pelmet lights and ceramic-tiled splashbacks over the work surfaces. Four spotlights to ceiling fitting, radiator and wide window on the side elevation with a ceramic-tiled sill. Central heating thermostat and trap access to the wing roof void. Oak-effect laminate floor covering and shaped archway to the:



#### Breakfast Room/Playroom or Study Area

A versatile room which could be a dedicated dining room releasing the previously described dining room as an additional living space if preferred. Laminated floor covering extending through from the kitchen, coved ceiling and radiator. Tall cupboard housing the gas-fired, wall-mounted condensing combination central heating boiler. Four-branch ceiling spotlight fitting and side double-glazed patio door with side panel opening onto the rear garden.





## First Floor

### Landing

With white, modern four-panel doors leading off to the bedrooms and bathroom. Side window and screen extending along the side of the stairwell. Trap access to the roof void which has a small, loose-boarded area for storage purposes. Smoke alarm.

### Bedroom 1 (rear)

Radiator, high-level shelf to recess and three louvred doors to built-in wardrobes with shelving and clothes hanging space. Rear window providing views over the playing field at the rear.







### Bedroom2 (front)

A double bedroom with a wide front window and radiator.

### Bedroom 3 (front)

A single bedroom with radiator and front window.



### Bathroom

White suite comprising a low-level WC, pedestal wash hand basin and panelled bath with shower mixer unit and handset over, together with glazed screen. Ceramic-tiled walls, extractor fan to the ceiling, radiator and rear window in ceramic-tiled reveal.





## Outside

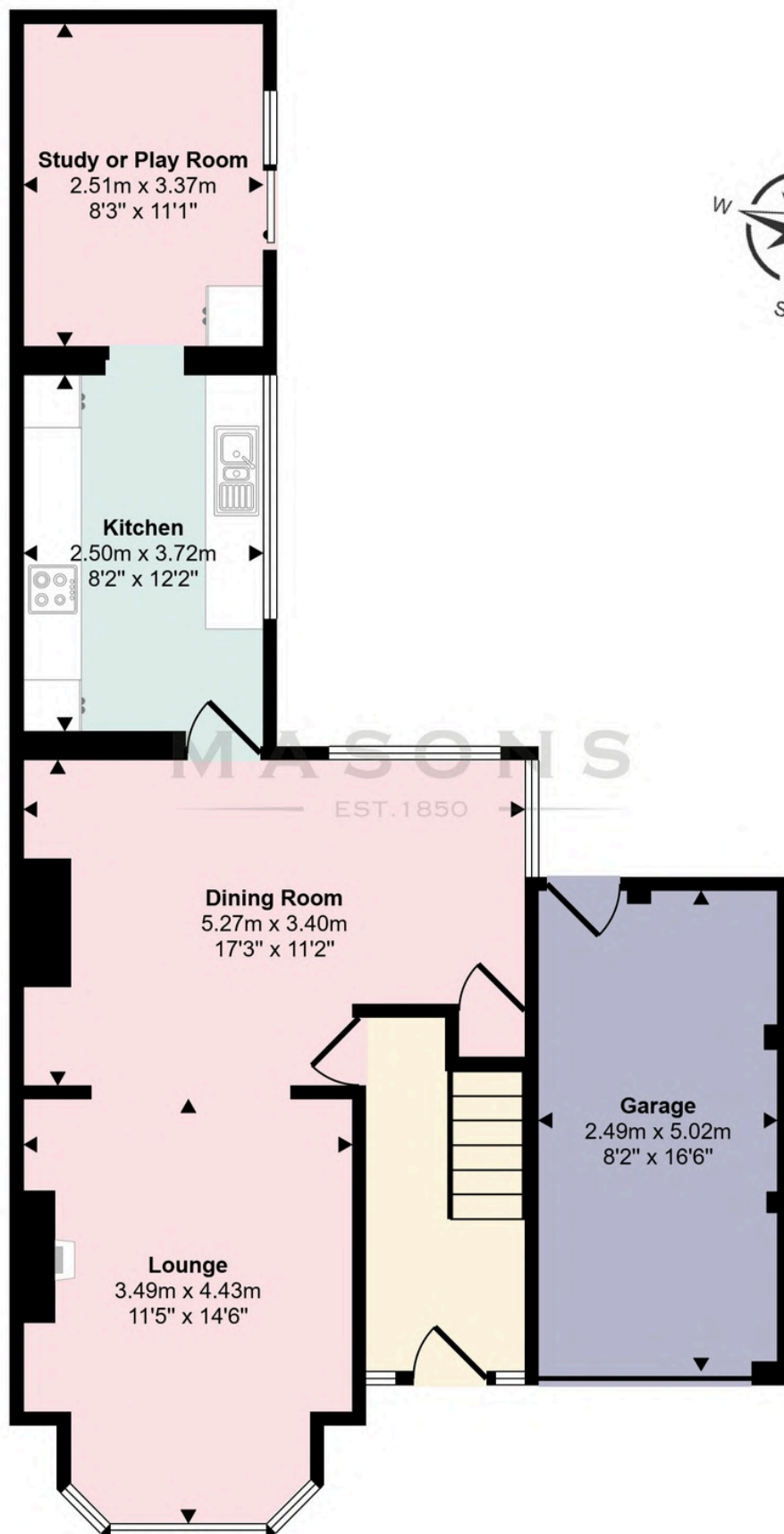
At the front of the property there is a lawned garden and a concrete paved driveway with path leading to the front entrance, all set behind a front privet hedge. The drive provides parking space and gives access to the attached garage of brick construction, with white-washed walls internally, up and over door, a single-glazed side window, light and power points.



To the rear of the house, there is an enclosed garden laid to lawn with slab-paved pathways and a wide deck towards the rear, sheltered by a brick rear boundary wall. Adjacent is a recess behind the rear wing of the house for an outdoor bar and barbecue area. External gas meter cabinet and outside water tap. Outside lights and external power point.

Beyond the rear wall the playing fields stretch away towards the Cordeaux Academy in the distance.

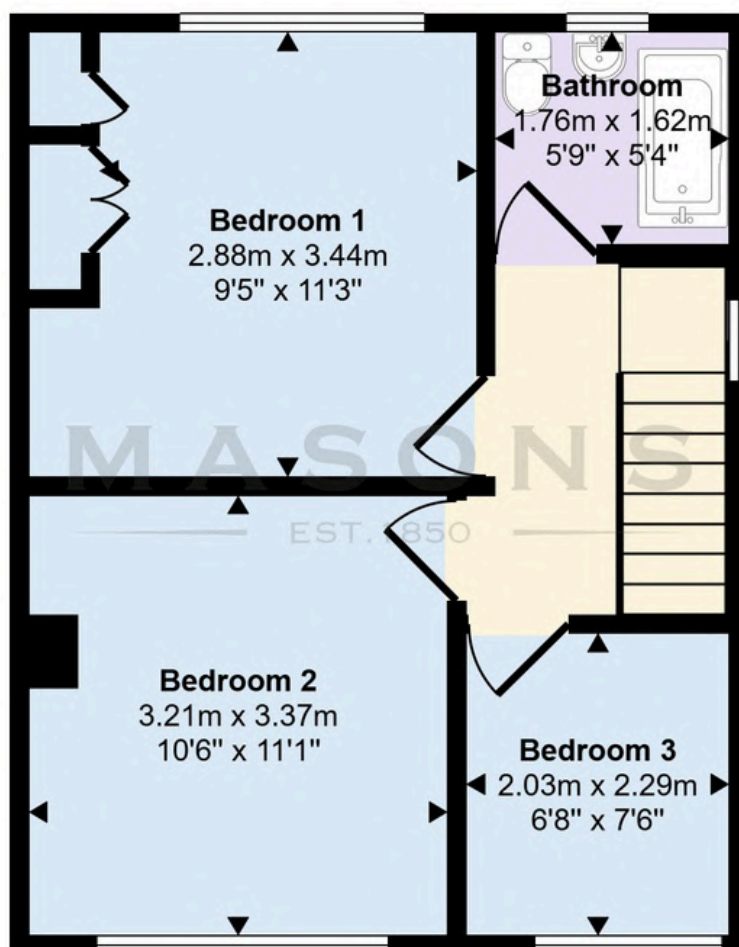




**Ground Floor**  
**Approx 71 sq m / 760 sq ft**

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 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.



## First Floor

Approx 37 sq m / 398 sq ft

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# 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.



# The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>	70 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band B

### 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

### Location

What3words: ///fend.birds.gifted

### Directions

From St. James' Church in the centre of Louth, proceed north along Bridge Street into Grimsby Road and then take the first right turning into High Holme Road.

Proceed up to the junction by the entrance to the hospital and carry straight on along High Holme Road. Continue until the left turning into Mill Lane and take this turning. Carry on and then turn right into Holmes Close, where number 2 is just a few metres along, on the left side.

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.

# M A S O N S

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