

5 ROYAL OAK COURT  
LOUTH

MASON'S  
— EST. 1850 —



## ABOUT 5 ROYAL OAK COURT

Ideally positioned within the heart of Louth town centre is this well-presented, one bedroom ground floor maisonette. The property comprises a smart kitchen opening to lounge diner with a double bedroom and modern shower room positioned off the hallway, while externally, the property benefits from a delightful south-facing, private courtyard garden along with an owned parking space adjacent. The property is well positioned on a quiet cul-de-sac in the centre of Louth, just a minute's walk to all the shops and amenities and benefits from uPVC double-glazed windows and gas central heating.

### Directions

To access the property, travel south along Ugate away from St. James' Church and after a very short distance turn left into Royal Oak Court. Travel a short distance along the road then turn right, passing through an archway beneath neighbouring properties and the parking space will be found directly ahead on the left side with the gated access to the garden also on the left hand side.



## 5 ROYAL OAK COURT, LOUTH, LN1 1 9JA

### Accommodation

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

### Kitchen

Accessed via a timber door to the spacious, open plan kitchen having a good range of base and wall units finished with wood-effect doors and chrome handles and having a granite-effect, roll top laminated work surface. Attractive tiling to splashbacks with a single bowl, stainless steel sink with mono mixer tap. Built-in single eye-level electric oven and four-ring electric hob with extractor hood above. Washing machine included and to one side is the Worcester gas-fired combination boiler. Spotlights to ceiling, wood-effect laminate floor and large window overlooking the garden. The room then opens out into:







### **Lounge Diner**

A spacious reception room with window to side overlooking the garden. Carpeted floor and attractively decorated with a feature electric fire to one end, also having gas connection point, with the room providing ample space for sofas and table as required.

### **Hallway**

Centrally located having coat hooks to wall and continuation of wood-effect flooring.

### **Bedroom**

A good size double bedroom positioned to the front with window overlooking the shared driveway. Wardrobes to the side with double doors having mirror within, fitted shelving and hanging rail. Electric consumer unit to wall.



### **Shower Room**

A smart, modern suite having a low-level WC wash hand basin and shower cubicle with granite-effect panelling to walls with Mira thermostatic shower controls and shower screen to side. Mirrored cabinet to wall with extractor fan above, frosted glass window and continuation of wood-effect laminate floor.



### **Garden**

A delightful and private south-facing garden with brick boundary walls making for a secluded and peaceful spot to relax. Laid to flagstones with a planted border to perimeter with some mature bushes and shrubs. Water collection butt to one side, outside light and tap and ample space to place a table for relaxing of a summer's evening. At one end is an arched timber gate into the:







### **Parking Space**

The property has one privately owned parking space laid to tarmac adjacent the garden gate which is accessed via a covered archway through the neighbouring building, which is accessed from Royal Oak Court.

### **Tenure**

We are advised that the property is leasehold with the property owning a share of the freehold for the building.

### **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.

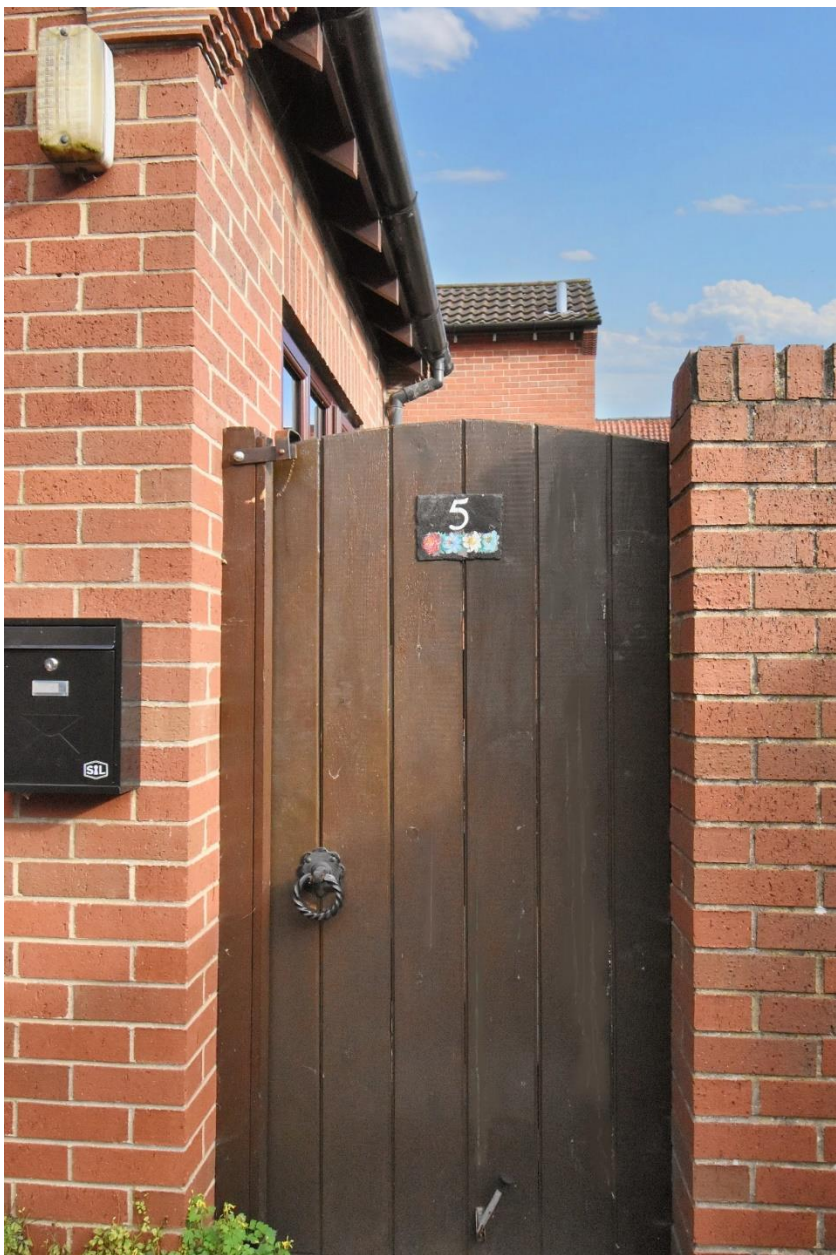
Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

### **Viewing**

Strictly by prior appointment through the selling agent.







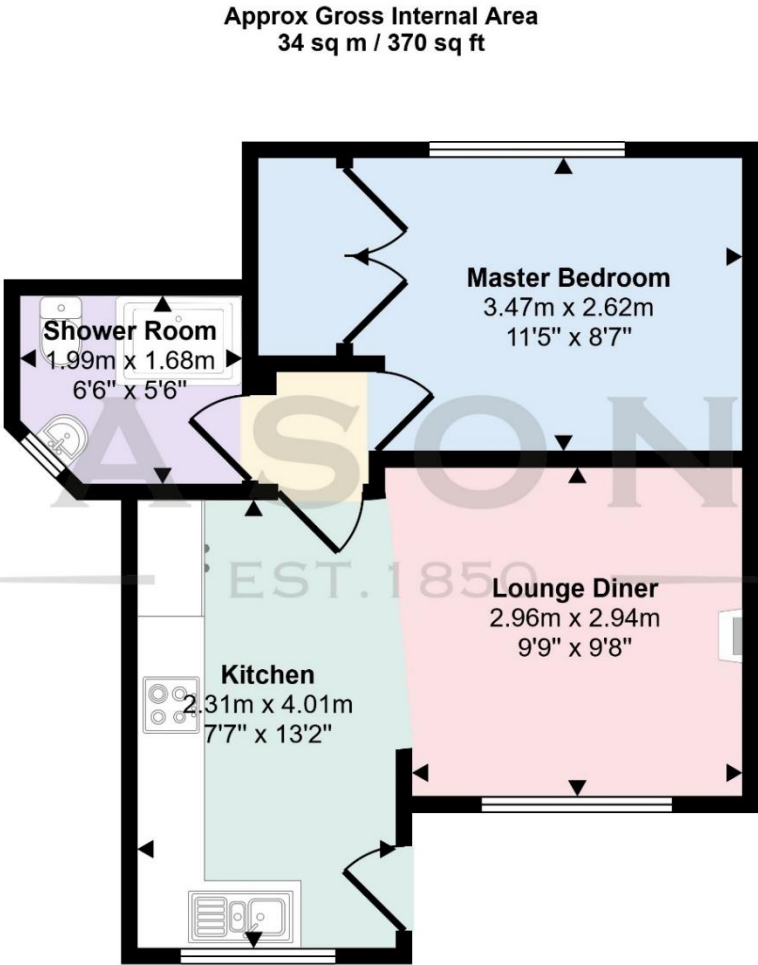
### General Information

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



Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**MASONS**  
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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; (iii) No person in the employment of Messrs Masons, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property ,making further enquiries or submitting offers for the property.

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.