

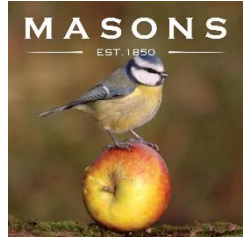


7 EDWARD STREET
LOUTH LN11 9LA

Masons
EST. 1850

7 EDWARD STEET, LOUTH, LINCOLNSHIRE LN1 1 9LA

Positioned in the sought-after west Conservation Area of Louth, close to the town centre and scenic parks, this Period 3-storey semi-detached town house has a courtyard-garden and parking space at the rear. 3 double bedrooms, open-plan sitting and dining rooms, newly-fitted breakfast- kitchen with new oven, hob and hood, refurbished utility/Cloaks-WC and shower room. Garden Room at the rear and gas central heating system. For Sale with NO CHAIN.



Directions

From St James' Church in the centre of Louth travel south along Ugate and immediately after the zebra crossing take the narrow right turning into Gospelgate, just before the Greyhound Inn. Carry on to the end of the road and turn left into Edward Street.

ABOUT 7 EDWARD STREET ...

Believed to date back to early Victorian times, this semi-detached three-storey town house has brick-built principal walls under a main pitched timber roof structure which is now covered in concrete tiles. An upper extension at the rear has a flat roof covering. There is a timber framed and glazed porch leading to an enclosed courtyard ideal for flowerpots, hanging baskets etc. and to enjoy this in cooler weather there is a garden room off the porch.

The kitchen has just been re-fitted with units in white, a new oven, hob and hood, new white acrylic sink unit and metro style tiled splashbacks. A complementary utility/cloaks-WC is adjacent with space for appliances. Heating is by a gas central heating system with modern condensing combination boiler. The upper rear windows enjoy an open outlook across gardens and rooftops towards the town centre taking in the spire of St James Church to the north-east, whilst the upper front windows look out to the King Edward VI Grammar School main Period Building and the entrance to Crowtree Lane.

ACCOMMODATION

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

Ground Floor

The main entrance is at the front of the property where a part-glazed, four-pane front door with glazed fan light opens into an:

Entrance Lobby

With oak-effect laminated floor covering, two obscure-glazed internal windows to the living room adjacent and coved ceiling. Eight-pane glazed inner door to the:

Open Plan Sitting Room and Dining Room

On split levels with neutral coloured carpet and with a wide, shaped archway between the two areas.





The sitting area has a recessed, whitewashed brick fireplace with inset electric stove style fire on a flagstone hearth and a painted mantel shelf over. To the left side there is a built-in bookcase with mirror backs to two of the shelves, while on the right side the base cupboard with louvred double doors provides storage and also houses the gas meter.

Double radiator in the sitting area, multi-pane sash window on the front elevation and small multi-pane casement window to the side elevation, each fitted with Venetian blinds. Ceiling light point and coved ceiling.

The dining area has an open-sided staircase with lower kite-winder turning steps and a moulded pine handrail leading up to the first floor. Wall-mounted digital control for the central heating system. Coved ceiling, double radiator and ceiling-mounted, mains-powered smoke alarm. A multi-pane sash window overlooks the inner courtyard area to the rear. Stripped pine moulded, four-panel door to the:

Newly Fitted Breakfast- Kitchen

With an attractive range of built-in units finished in matt white and comprising base cupboards, drawer unit with deep pan drawers, roll-edge washed oak style work surfaces with metro style ceramic tile splashbacks and a white acrylic, one and a half bowl sink unit with a chrome arched mixer tap with lever handles.

Matching range of wall cupboards, breakfast bar extending out from the work surfaces with radiator at the side and oak-effect laminated floor covering. Built-in cooking appliances comprising a Candy electric oven incorporating grill, a black ceramic hob



and complementary black cooker hood over with inset downlighter. Mains-powered smoke alarm to the ceiling which has an LED strip light. Two windows on the side elevation with double-glazed panes and four-pane glazed door to the conservatory style porch adjacent. White panelled door to the:

Utility Room/Cloakroom – WC

A practical room with a base cupboard and twin recess providing space with plumbing for washing machine and space for tumble dryer adjacent, over which there is a washed oak style roll-edge worksurface complementing those of the kitchen. Range of wall shelves and old-fashioned peg hooks to wall plaque. White suite of newly fitted low-level, dual-flush WC and a small bracket wash hand basin with a pillar tap having lever operation. Window on the side elevation to the porch adjacent. The part-sloping ceiling has a painted wood-panelled finish with electric light and there is a further window to the side elevation. The oak-effect laminated floor covering extends into this room from the kitchen.





Conservatory Style Porch

Timber framed with windows to front, side and rear, a polycarbonate roof covering and a useful fold-away, wall-mounted table. Part-glazed rear door to the courtyard outside and walk-through opening to the:

Conservatory/Garden Room

A sheltered area ideal for sitting and enjoying the outside space with a further French door on the rear elevation, high, mono-pitched polycarbonate roof and whitewashed walls.

First Floor

L-Shaped Landing

With two ceiling lights and open-sided staircase with lower kite-winder turning steps and moulded pine handrail leading to the second floor. White panelled doors open into the shower room and:

Bedroom 1 (front)

A good size double bedroom with large, multi-pane sash window on the front elevation enjoying views towards the older buildings of King Edward VI Grammar School. Large radiator, ceiling light point with bed switch, feature cast iron arched fire surround and white-painted panelled double doors on each side of the fireplace to built-in wardrobes with clothes rails and shelving over.



Shower Room

A good size with a white suite comprising a low-level, dual-flush WC, bracket wash hand basin and a wide shower cubicle with a newly fitted glazed screen and sliding door and a newly fitted Triton shower mixer unit.

The shower is ceramic-tiled on two sides and has a flexible handset with wall rail. Double radiator with shelf over, wall-mounted, white-painted shelf unit with decorative pelmet, folding plantation shutters to the multi-pane rear window with tiled sill and from which there are views across the town taking in St. James' spire towards the northeast.

Painted wide floorboards and coved ceiling. White-painted louvred double doors open to reveal a good size airing cupboard with slatted linen shelves and containing the Viessmann gas-fired combination central heating boiler.

Second Floor Landing

With sloping ceiling, light to a painted beam over the staircase and white-painted latch door to:

Bedroom 2 (front)

A good size double bedroom with a large double radiator, ceiling light point and multi-pane front sash window enjoying views towards King Edward VI Grammar School and Crowtree Lane.

Bedroom 3 (rear)

A smaller double bedroom with a wide, multi-pane window on the rear elevation providing some interesting views across the town rooftops and again taking in the church spire. Radiator, ceiling light point and door to a quirky built-in wardrobe/store cupboard incorporating the angled chimney breast on one side and having a Yorkshire multi-pane sash window providing views along Edward Street.





OUTSIDE

To the rear of the house there is an enclosed courtyard style garden with a flagstone paved finish, timber fencing along the side and brick walls to the side and rear. A ledged and braced screen door set into the rear wall, opens onto the parking area beyond which is accessed from an unadopted lane at the side of 5 Edward Street. By the side of the rear patio there is a flower border with ornamental shrubs and the inner patio area has an outside water tap. The courtyard garden is an ideal space for flowerpots, tubs, hanging baskets and with ample space for outside patio furniture, al fresco dining, etc.



Viewing

Strictly by prior appointment through the selling agent.

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 numerous independent shops, supermarkets, a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment. These facilities are all just a short walk away from Edward Street.

There are highly regarded primary schools and academies including the King Edward VI Grammar on the opposite side of Edward Street. 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, also just a short walk from Edward Street. The coast is about 10 miles away from Louth at its nearest point and the surrounding area 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.

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.

Legal title, boundaries etc. to be confirmed by solicitor in due course.

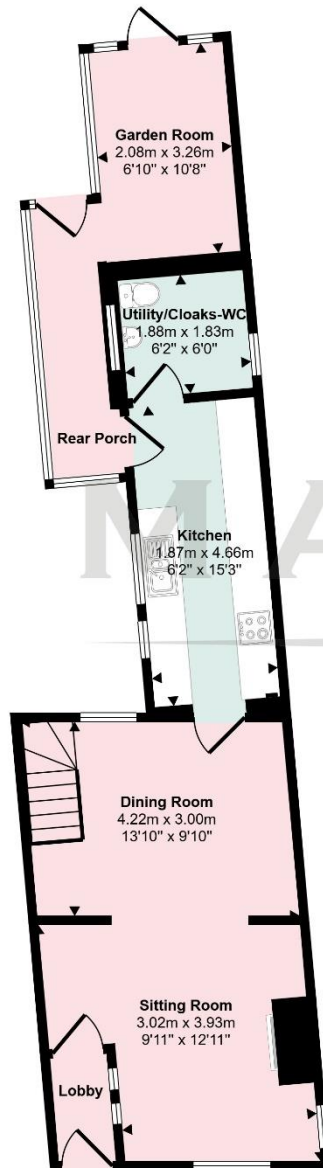


*St James' Church
in the town
centre and the
parkland at
Westgate Fields*

Approx Gross Internal Area
110 sq m / 1181 sq ft



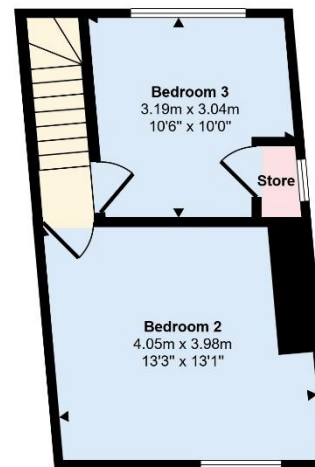
FLOORPLANS AND EPC GRAPH



Ground Floor
Approx 54 sq m / 578 sq ft

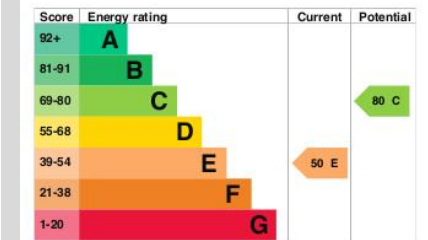


First Floor
Approx 28 sq m / 305 sq ft



Second Floor
Approx 28 sq m / 299 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 the real items. Made with Made Snappy 360.



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