



7 Edward Street

Louth

M A S O N S
— Celebrating 175 Years —



7 Edward Street

Louth
LN11 9LA

Period three-storey townhouse in west Louth Conservation Area

Three double bedrooms and split-level open-plan living/dining room

Light-filled conservatory garden room and covered porch

Flagstone rear courtyard garden with raised border and water tap

Private off-road parking space accessed from lane at the rear

Walking distance to town centre, schools, and Westgate Fields

For sale with no onward chain

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Believed to date back to the early Victorian period, the house retains its classic brick elevations and sash-style windows, with a welcoming entrance that opens into a traditional entrance lobby. Step through into the split-level open-plan lounge and dining room, where exposed brickwork, a whitewashed fireplace with electric stove, and original timber features create a warm and inviting atmosphere. Built-in alcove cupboards and book shelving enhance the character, while a wide archway keeps the two living spaces distinct yet connected.



A turning staircase rises from the dining area, while a door leads into the recently refitted breakfast kitchen—a bright and stylish space fitted with white matt units, wood-effect worktops, metro-tile splashbacks and an integrated Candy oven, ceramic hob and cooker hood. The breakfast bar provides an informal dining spot, and oak-effect flooring extends seamlessly through to the adjacent utility/cloakroom, with matching cabinetry, space for laundry appliances, and a newly fitted WC and basin.



Beyond the kitchen, a glazed door leads to the conservatory-style garden room—a timber-framed, whitewashed space filled with light, perfect for enjoying the garden in all seasons. French doors open onto the rear courtyard, while an additional covered porch adds further versatility and storage.







The first floor houses a spacious principal bedroom to the front, with views toward King Edward VI Grammar School, twin built-in wardrobes, and a cast-iron fireplace. The adjacent shower room has been recently updated with a wide glazed cubicle, Triton shower, traditional-style WC and basin, and plantation shutters framing views toward St James' Church.

A further staircase leads to the second floor, where two more bedrooms await. The front room is a generous double with sash window and far-reaching views; the rear bedroom is also a double, featuring a quirky wardrobe nook and a Yorkshire sash window with side views along Edward Street —adding charm and character at every turn.





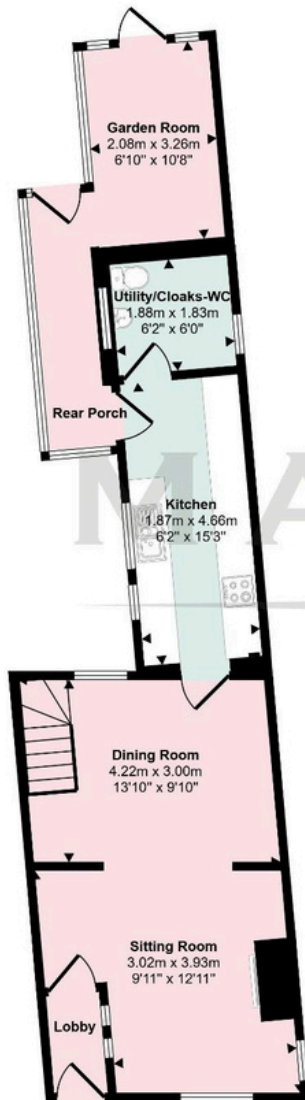
At the rear, a flagstone courtyard offers a private and sunny outdoor space, perfect for pots, planters and al fresco dining. There's a raised border for shrubs, high brick walls for privacy, and a rear gate leading directly to the property's own parking space, accessed from a private lane beside No. 5 Edward Street—an incredibly rare asset in this part of town.



The front of the house is equally appealing, with a neatly paved path and original detailing that complements the quiet, historic feel of Edward Street.



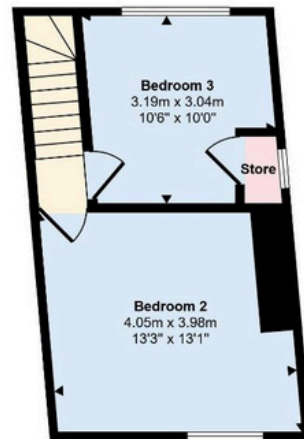
Approx Gross Internal Area
110 sq m / 1181 sq ft



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 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		
39-54	E	50 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

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 St James' Church, travel south along Upgate. After the zebra crossing, take the narrow right turn onto Gospelgate. Follow to the end and turn left into Edward Street. No. 7 is a short distance along on the left-hand 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

EST. 1850

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Louth, Lincolnshire
LN11 9QD

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