



32a Westgate

Louth

**MASONS**  
EST. 1850



# 32a Westgate

Louth, LN11 9YH



Link detached house

Sought-after Louth location

Set on a around a third of an acre with ample  
parking

Versatile 3/4 bedroom accommodation

Extended kitchen/diner with bi-fold doors

Integrated garage, utility room, and workshop

Extensive garden leading to the River Lud

Set well back from the road

Lounge and Study

A rare opportunity to acquire an immaculately presented family home, nestled on the most desirable street in the heart of Louth market town. Set back from the road on approximately a third of an acre, the property offers versatile 3/4 bedroom accommodation. The first floor features three spacious double bedrooms and a well-appointed bathroom, while the ground floor includes a study, and a generous, well-proportioned lounge.

The modern kitchen/diner has been remodelled and extended by the current owners, with bi-fold doors that open onto a large patio, perfect for entertaining. A utility room, workshop, and integrated garage complete the living space. To the front, there is ample parking, while the rear garden is expansive and gently slopes down towards the River Lud. Enjoying stunning views across to the nearby church, this private and tranquil outdoor space offers the perfect setting for relaxation and outdoor living.

The property is believed to date back to 1970 and having later additions, with the most recent being around five years ago with the addition of the dining sun room on the rear. The property has brick-faced cavity wall construction with pitched timber roof covered in tiles and has a mixture of uPVC double-glazed windows and timber-framed windows with secondary glazing, and also having uPVC soffits, fascias and guttering.

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The house sits within delightful grounds extending to around a third of an acre (sts) with the house sitting back from the road behind a tall brick boundary wall, providing ample parking and access to the garage. At the rear, the grounds slope gently away providing superb views to the church and down over the river, with a bridge access to the other side creating some peaceful and tranquil spaces to relax. The property is ideally situated just a few minutes' walk to the centre of town, passing a popular public house and the Church on the way through, while the opposite direction gives you access to Westgate Fields Park, ideal for exercising and walking dogs, which in turn leads to the popular Hubbard's Hills. The property is heated by way of a modern gas-fired central heating system. The garden also enjoys views of the Grade II Listed gazebo which is positioned within the neighbouring garden.



The welcoming front **entrance hall** is accessed via a recently installed, part-glazed composite door with windows to either side and contemporary oak doors to principal rooms, with a useful understairs storage cupboard and Karndean oak-effect flooring. Staircase leading to first floor with timber banister and spindles. To one side is the **lounge**, being a very generously proportioned reception room with large window to the front, enjoying views across to the Mansion House opposite. A continuation of herringbone style oak-effect Karndean flooring with planked borders to perimeter, coving to ceiling and double patio doors to rear garden. Fireplace to side with timber surround, marble hearth and inset, coal-effect gas fire.

To the opposite side of the hallway is the **study**, being a further versatile reception room, currently set up as a library with fitted bookshelves to one side but would make a bedroom if required, windows to two aspects, coving to ceiling and carpeted floor, while to the rear of the hall is the ground floor **WC** with Heritage style low-level WC, wash hand basin, frosted glass window to rear and tiled floor with the space having the potential to create a shower room if required.







To the rear of the property is the superb **kitchen diner**, having been completely transformed and reconfigured by the current vendors, including an extension to the rear to provide the dining sun room with large picture windows overlooking the rear gardens and having bi-fold doors to the side onto the patio with glazed canopy, ideal for entertaining and use throughout the year, with the space having roof windows to the full width on the rear aspect, allowing ample natural light to flood into the kitchen. The kitchen has a smart range of base and wall units finished in matt teal colour with chrome handles, with an extended central island with book shelves to one side and housing the single bowl stainless steel sink and having a built-in Bosch dishwasher. Solid woodblock work surfaces along with a CDA four-ring induction hob with extractor above and double electric Neff eye-level oven. Built-in larder fridge and further range of cupboards to the far end of the kitchen providing ample storage. Vertical contemporary radiator and attractive tiled floor throughout. A separate front entrance door off the kitchen gives access to the enclosed porch with arched wrought iron gate with Perspex panelling creating shelter and space for boots and coats etc.

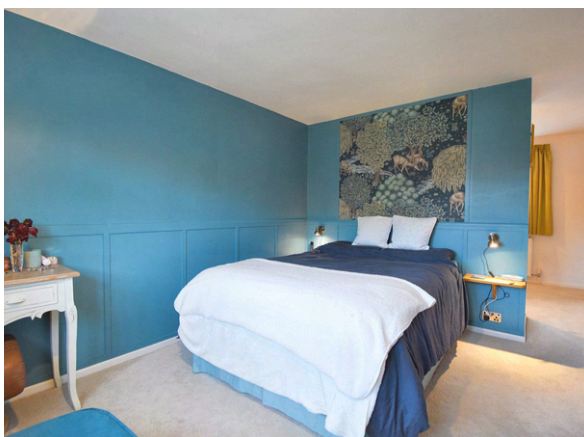






Located off the kitchen is the **utility** room with range of base and wall units, single bowl stainless steel sink within fitted worktops, space and plumbing for washing machine and space for tall fridge freezer to side. Located off the rear of the property is the **workshop** having oak door giving access to the rear garden, a very versatile and useful space currently set up as storage and workshop however, could be used for a variety of purposes having timber-framed enclosure with polycarbonate roof panels, built-in wardrobe storage cupboards and fitted workbench and cupboards to one end and vinyl cushion flooring. To one end is the Ideal gas central heating boiler which is serviced on a regular basis. The **garage** has an electrically operated up and over door with painted concrete floor, lights and electric provided and also housing the electric meter and consumer unit. Rear pedestrian access door and window into the workshop with a loft hatch providing ample storage space above.





A spacious **gallery landing** greets you as you arrive to the first floor, with timber banister, tartan patterned carpet with loft hatch to roof space, smoke alarm and contemporary oak doors to bedroom and bathroom. To one side is the **master bedroom** suite accessed via two doors, having formerly been two bedrooms, (could easily be returned to two bedrooms if required creating a fourth bedroom) creating a large double bedroom to the rear portion with panelling to half-height walls and attractively decorated. Window overlooking the rear gardens and opening through to the front portion which has created a superb **dressing room** area with window to front, carpeted floor throughout and having built-in wardrobes with oak-finish sliding doors.

To the opposite side of the landing is **bedroom 2**, being a very generous double room with window to front, carpeted floor, coving to ceiling and large range of built-in wardrobes and drawers with a dressing table built into the corner. Hidden within the enclosed wardrobe is the **en suite WC** with low-level WC, wash hand basin with cupboard below, shaver point, mirror, heated towel rail, spotlights and extractor fan. The final **bedroom** at the rear is also a smaller double bedroom with large window overlooking the gardens, carpeted flooring and built-in cupboard to corner, with the room currently used as a study.

Off the rear of the landing is the spacious **family bathroom** having P-shaped shower bath with Mira thermostatic shower mixer with rainfall head attachment. Attractive tiling to all wet areas, heritage style wash hand basin and low-level WC, heated chrome towel rail, extractor fan to ceiling, frosted glass window to rear and tile-effect floor.







The property is accessed via double wrought iron gates, being a shared entrance with the neighbouring property, having a smart extensive tarmac driveway leading to the garage and around the front to provide extensive off-road parking. The house is set well back from the road behind a tall original brick garden wall creating privacy, with a small lawn area and raised, flowering planted area, a superb array of spring and summer flowering plants, bushes and shrubs. A further gravel parking area to one side giving access into the main garden. The rear of the garden is an extensive and private space leading down to and beyond the River Lud, being very large in size and enjoying some superb views across town and to St. James' Church and spire with a superb walled perimeter to two sides and fencing to the remainder.











The garden is predominantly laid to lawn and enjoys a smart paved patio adjacent the property, with glazed canopy, outside lighting and steps down onto the lawn. To one side is a timber-framed potting shed. Mature shrubs and bushes planted to all borders making for a very mature and peaceful setting to relax in. A variety of fruit trees flank the perimeter wall while to one side is an aluminium-framed greenhouse and a smart timber-framed summer house which has light and power provided and enjoys a south-facing aspect, beyond which is a well-maintained vegetable garden.



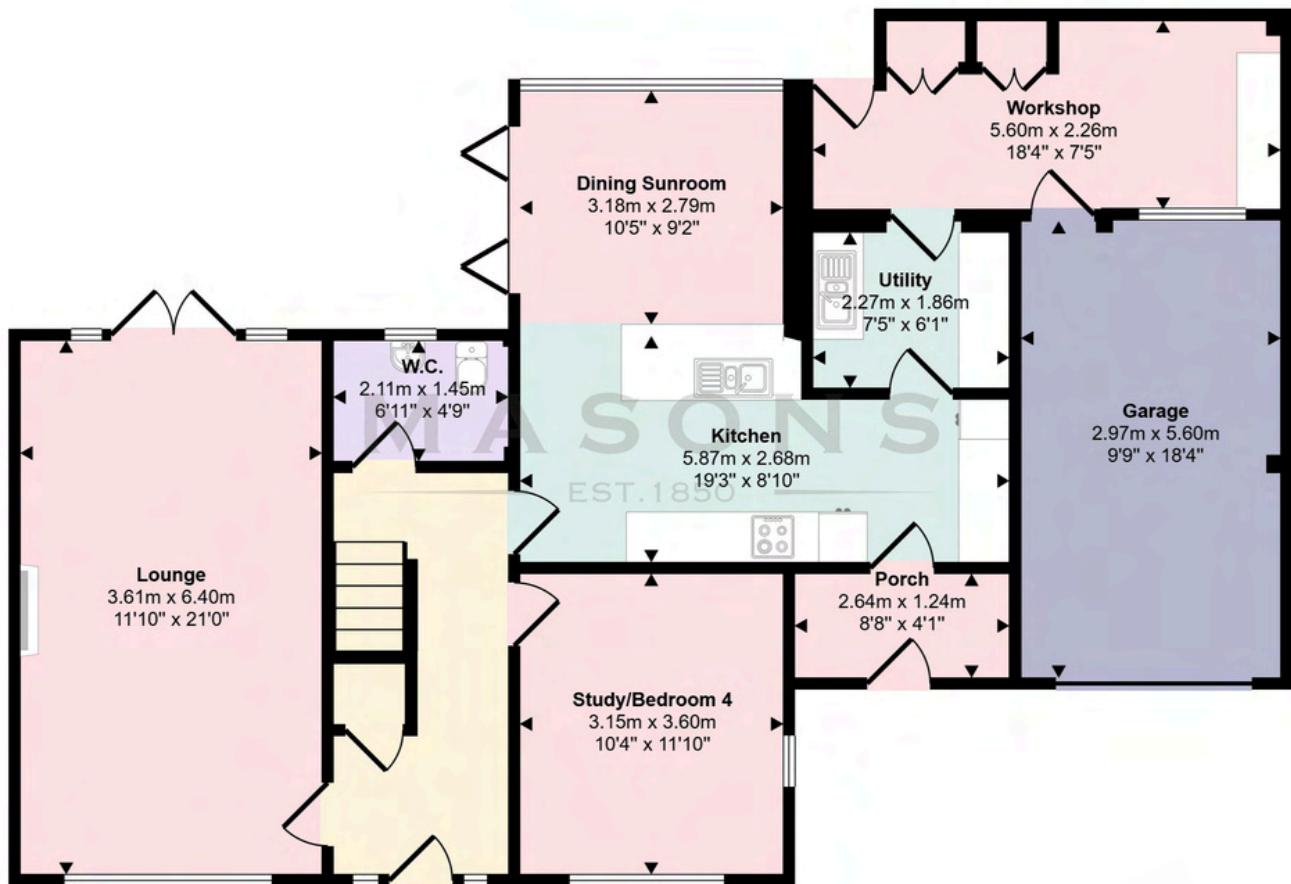
At the bottom of the garden, the River Lud passes through creating a peaceful and tranquil space to relax. A bridge to one side allows access to the opposite side of the river where a further useful brick-built store is situated, also having light and power within, with the rearmost boundary wall being flanked with installed downlighters and a smart pergola with patio, making for a beautiful sunny, south-facing seating area looking across the river and back towards the house.





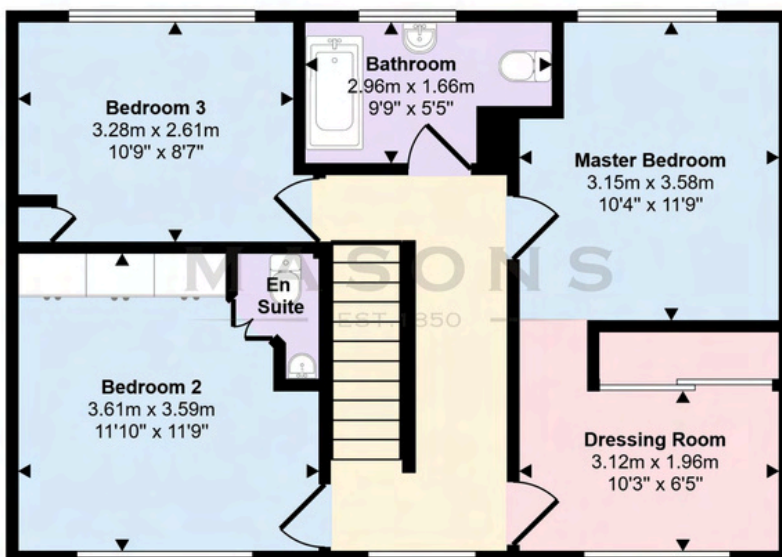






**Ground Floor**

Approx 115 sq m / 1243 sq ft



**First Floor**

Approx 58 sq m / 626 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

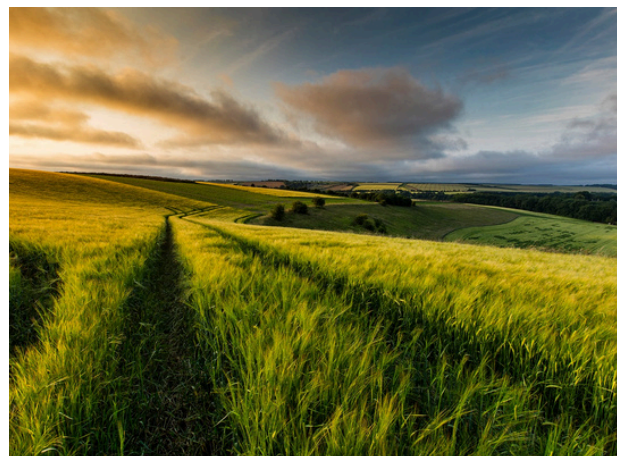
Vibrant Living in the Wolds

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, 35 miles away, and Grimsby, just 24 miles to the north.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	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 electricity, gas, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///sugar.paid.baking

### Directions

On foot, proceed to the west end of St. James' Church and facing Westgate proceed away from the town centre along Westgate. After passing the junction with Break Neck Lane the property will be found shortly on the right.

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

Cornmarket,  
Louth, Lincolnshire  
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