



55 Ramsgate

Louth

M A S O N S
EST. 1850

55 Ramsgate

Louth
LN11 0NG



Surprisingly spacious town house

uPVC DG Windows

For Sale with NO CHAIN

Brand new Gas boiler

3 bedrooms

Bathroom plus first floor WC

Close to town

2 large reception rooms

Generous rear garden

This charming three-bedroom mid-terraced property is ideally located just moments from the heart of Louth, a thriving market town. Recently refreshed, the home boasts new décor throughout and brand-new boiler ensuring it's ready for immediate occupancy – perfect for first-time buyers and investors alike.

The well-proportioned accommodation includes a welcoming porch and hallway, a spacious lounge, a separate dining room, a fitted kitchen, and a ground-floor bathroom. Upstairs, you'll find three generously sized bedrooms off the gallery landing, along with a separate WC for added convenience.

To the rear, the property offers a surprisingly large garden with a south-west facing aspect, featuring a lawn, patio area, and a handy garden shed. Unrestricted on-street parking is readily available directly outside, adding to the convenience of this wonderful home.

The property is positioned just a short walk to shops and amenities in Louth and benefits from uPVC double-glazed windows throughout, with spacious family accommodation. The property has just had a scheme of refurbishment works including complete redecoration throughout in neutral tones, and having a brand new gas-fired combination boiler fitted.

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Timber front entrance door into **porch** with tiled floor, high-level cupboard housing the electric meter and consumer unit, with glazed door into the **hallway** with laminate flooring and staircase leading to first floor with character archway and coving to ceiling and original panel doors.



To the side is the spacious **lounge** with oak-effect laminate floor, neutrally decorated with deep skirtings and coving to ceiling. Window to front and a smart fireplace with timber mantelpiece and marble hearth. Further reception room to the rear makes an ideal **dining or sitting room** with carpeted floor, window to rear, cupboards built into side.

At the rear, the spacious galley **kitchen** has a range of built-in base and wall units with oak style doors, rolltop laminated work surfaces with tiling to splashbacks, stainless steel sink and drainer, built-in electric oven and four-ring gas hob with extractor above. Also having free-standing fridge and freezer with space and plumbing for washing machine. Window to side and spotlights to ceiling with door adjacent to the understairs storage cupboard housing the gas meter.

Beyond the kitchen, the **rear lobby** has a part-glazed timber door to the garden with cupboard to side housing the brand new gas-fired combination boiler. At the rear is the **family bathroom** having panelled bath with taps and hand shower attachment with fitted shower screen, top mounted wash hand basin along with low-level WC. Tiling to walls and floor, extractor fan and frosted glass window.





Gallery **landing** with timber banister, carpeted floor, loft hatch to roof space and opening to the rear to the rear hall, giving access to the cloaks/**WC** with low-level WC and wash hand basin. At the front, the **master bedroom** is a very large double in size with feature wallpaper and fireplace to one wall. Large window to front along with built-in cupboard. **Bedroom 2** is positioned to the middle and is also a double in size with window to rear, carpeted floor and also having built-in cupboard. At the rear is the third and final **bedroom** which is a small double in size with laminate flooring, part-sloping ceiling and window overlooking the rear.



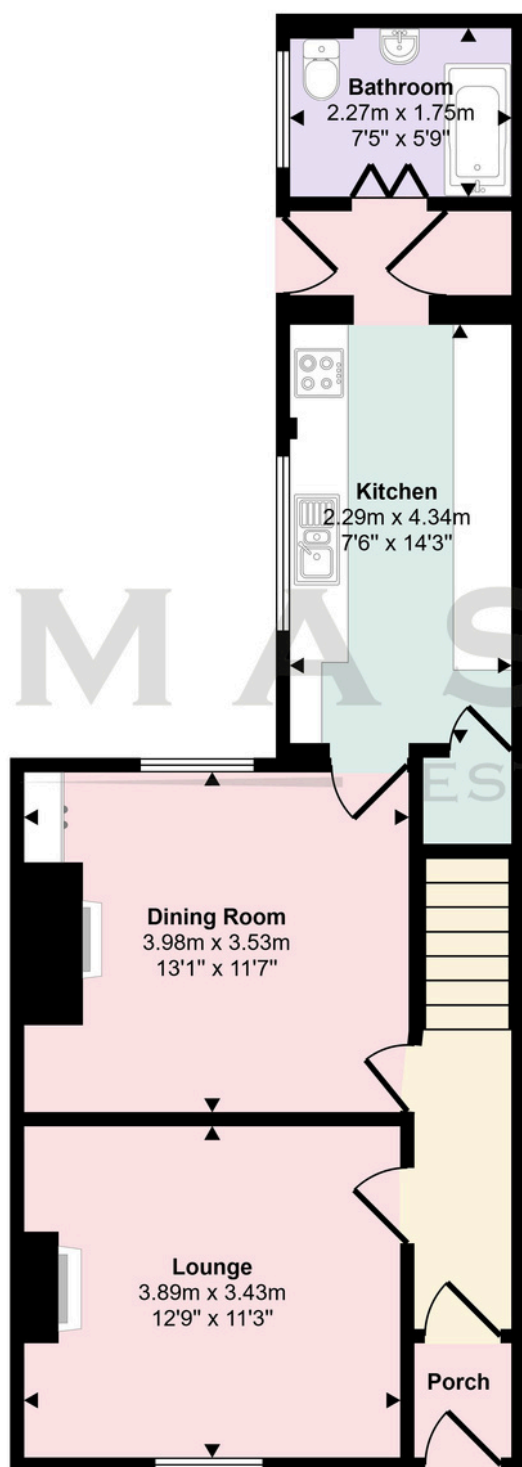


Surprisingly large rear garden which enjoys a south-westerly aspect having large, paved patio ideal for al fresco dining, with outside light and tap. Brick boundary wall to sides and rear, beyond which is an ideal area of the garden ready to make a smart lawn. Gated access to side through neighbouring garden if required. To the rear of the garden is a large timber **garden shed** which has some fitted cupboards within. Adjacent the shed is a small area of decking and a mature tree, overall making a perfect family garden.

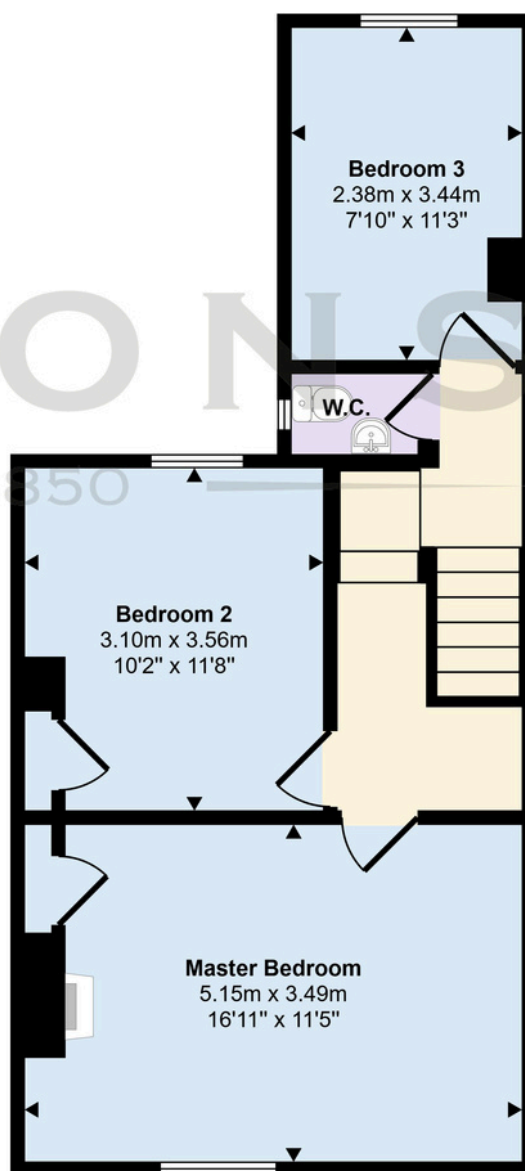




Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft



First Floor
Approx 48 sq m / 519 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

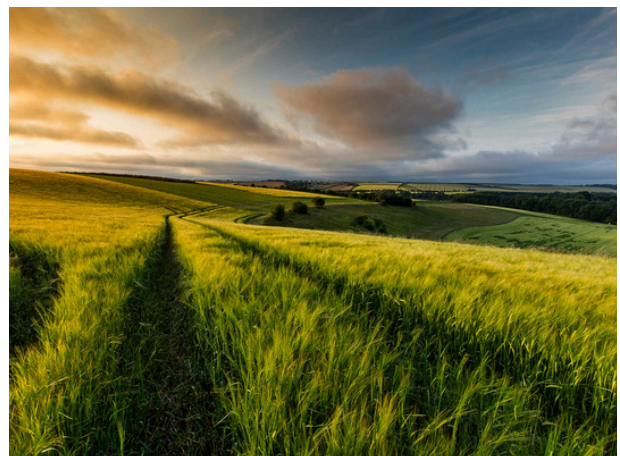
Vibrant Living in the Wolds

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		79 C
55-68	D	60 D	
39-54	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 electricity, gas, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///retina.defend.educates

Directions

From St. James Church, travel south along Upgate, turn second left along Mercer Row and follow the road into and along Eastgate to the far end of the town centre.

Continue ahead at the first mini roundabout and then take the first exit at the second mini roundabout just a few yards further along, onto Ramsgate. Follow the road and a short distance after the left turning to James Street, the house will be found 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.

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

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