



22 Lee Street

Louth

M A S O N S
— Celebrating 175 Years —

22 Lee Street

Louth, Lincolnshire
LN11 9HJ



Beautifully presented Georgian townhouse
Contemporary style and traditional character

Charming rear garden
enjoying the afternoon and evening sun

Unique view of St Mary's Church

Impressive fitted dining kitchen in sage green

Cosy sitting room with fireplace

Three double bedrooms

Spacious landing study area

Modernised bathroom and shower room

A most attractive Georgian townhouse positioned in the central conservation area of Louth and providing beautifully presented accommodation which combines traditional character with contemporary style. Three double bedrooms, modern bathroom and shower room, split-level hallways and a fitted dining kitchen with appliances and a glazed dining bay overlooking the pretty rear garden which faces the rear gable and stained-glass window of St. Mary's Roman Catholic Church.

A lovely home in the central conservation area of Louth, this exceptional townhouse is believed to date back to 1824 and is positioned on a small street of interesting Period homes, just a short walk from the town centre. Combining unique character with modern amenity, the accommodation extends over three floors and features a re-fitted dining kitchen and bathroom, together with a newly formed shower room to the top floor bedroom. Central heating is provided by a gas boiler which was installed in 2021 and there is an open fireplace in the lounge.

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The house is approached over a York stone pathway and steps up to the four-panel front door with glazed fanlight opening into the entrance hall which has a feature tessellated floor and coat hooks to pine wall rail. The hall was once a covered passage through to the garden but was then incorporated into the accommodation – an original gate hinge is still in situ inside.

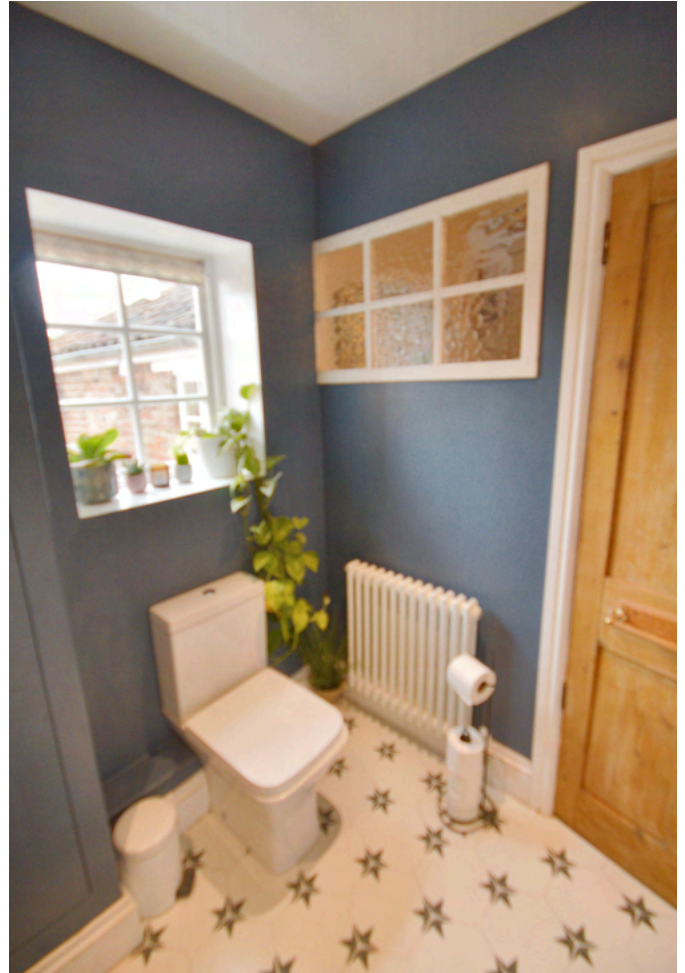
There is a 15-pane glazed inner door with step up into a rear hall with an exposed timber wall beam and an oak-effect ceramic-tiled floor which extends through into the dining kitchen at the rear. To the side there is a square walk-through opening with another step up to an inner hall which has a laminated oak-effect floor, smoke alarm and digital central heating programmer. Stripped pine 4-panel doors lead off to the bathroom and sitting room and there is a staircase with white spindle balustrade leading up to the first floor.





The sitting room is a nicely proportioned room with a feature cast iron and ceramic-tiled fireplace set into a pillared surround in satin black with open grate and canopy over a black quarry-tiled hearth. This room has wide, pine plank floorboards, LED downlighters and two wall light points on dimmer switches. At the front there is a 16-pane front window and the original front and a multi-pane front window with the original 15-pane front door (still operating) with glazed fanlight above.

The bathroom has a white, square design suite comprising WC, a wide vanity wash hand basin over two white and chrome drawers and a P-shaped panel bath with a chrome thermostatic shower handset and drench head, together with glazed screen and flipper panel. White metro style ceramic tiled splashbacks which are full height around the bath and shower area. Column style radiator, chrome ladder style radiator/towel rail, hexagonal ceramic-tiled floor and LED ceiling downlighters. Tall, shelved built-in cupboard with Baxi combination boiler to the upper section.



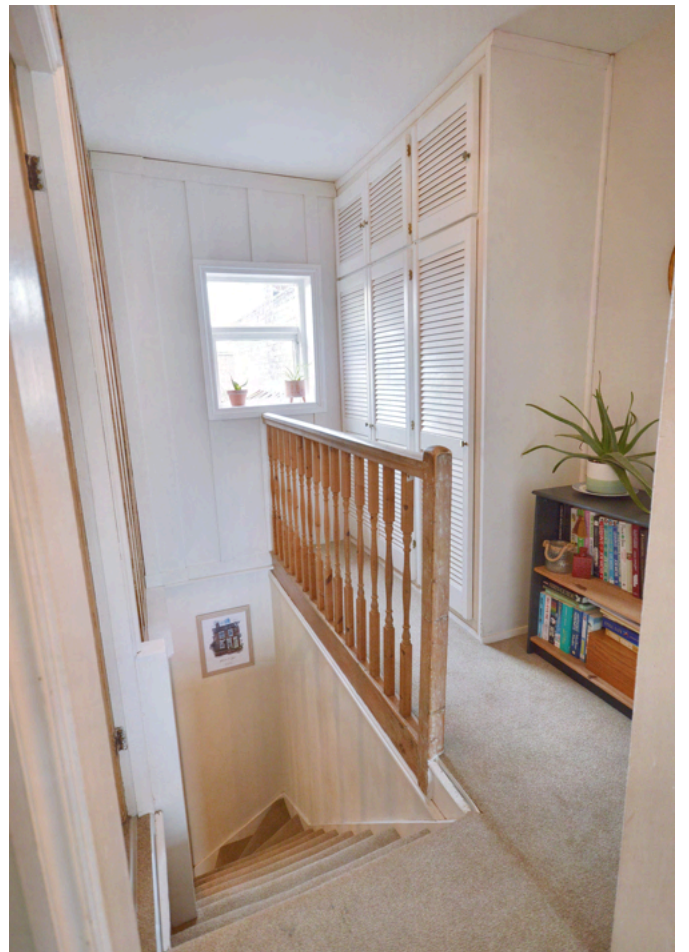




The dining kitchen has an attractive range of sage green base and wall cupboard units, a drawer unit with deep pan drawers, faced, integrated dishwasher and washing machine, two built-in electric ovens incorporating grills and an induction hob with cooker hood having downlighters over. Faced, integrated, tall 70/30 fridge/freezer and pull-out pantry rack at the side. The oak block work surfaces have Metro style tiled splashbacks in white and there is a white, ceramic single-drainer sink unit with lever style brushed brass mixer tap.



A number of oak shelves on shaped brackets provide useful display/storage, and at the rear is the double-glazed dining bay with exposed beam over, French doors onto the garden and some lovely views towards the church beyond. The radiator is again a column style and the part-sloping ceiling has downlighters and spotlights.



The stairs lead to a gallery with stripped pine spindle balustrade and three built-in, full-height store cupboards fitted with shelving, clothes hanging space and cupboards over. Feature timber wall panelling is part painted and stripped pine with a rear window.

A framed walk-through opening leads to the spacious main landing which has a practical study area beneath the second staircase with pine spindle balustrade to the second floor. There are two wall light points and a 12-pane window on the front elevation.

The main bedroom is positioned at the front of the house and a good-size double bedroom with sixteen-pane front window, a small cast-iron fire surround in painted, pillared frame and a recessed cupboard by the chimney breast. Column-style radiator, stripped pine 4-panel door and LED downlighters on dimmer switch.





The third bedroom is a smaller double bedroom on the first floor, positioned at the rear of the house and presently used by the owners as a dressing room. There is a stripped pine, four-panel door from the gallery and a rear window with view towards St. Mary's church.

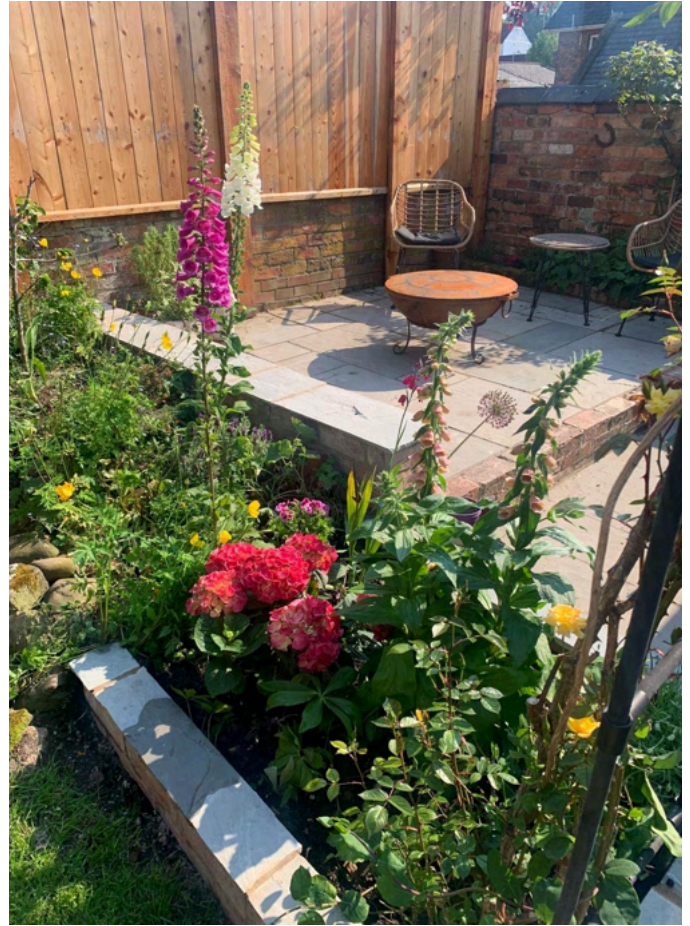
On the second floor there is a small landing with a trap access to the upper roof void and doors off to the shower room and bedroom 2.



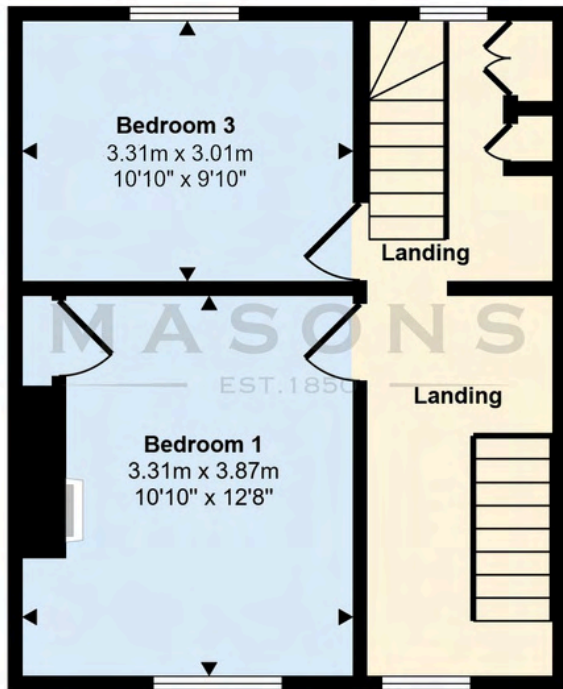
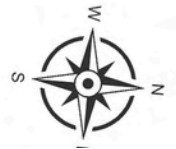
The rear garden is a lovely feature of this property and is superbly orientated to enjoy the sun which commences at the front of the house and then sweeps around the garden during the afternoon and evening. To the centre, there is a lawn shaped to raised shrubbery beds and borders with a variety of plants and ornamental trees behind brick retaining walls. The garden is private, secure and sheltered by a tall brick wall on one side and a brick wall surmounted by substantial larch fencing on the opposite side.

An Indian sandstone pathway leads from the patio by the French doors of the dining area, down to a timber garden shed painted in sage green and a split-level flagstone and brick patio with a rear brick boundary wall. In addition, the rear wing of the house encloses a raised exotic hardwood (IPE) decked outdoor seating and dining area close to the kitchen and looking out towards the garden and church.





At the front of the house there is a garden forecourt laid to gravel behind a capped brick wall with variegated holly tree, low hedge and climbing plant to wall trellis. Bracket by the front door for a hanging basket.



First Floor

Approx 36 sq m / 387 sq ft

Denotes head height below 1.5m



Second Floor

Approx 23 sq m / 243 sq ft

Denotes head height below 1.5m



Ground Floor

Approx 51 sq m / 551 sq ft

Denotes head height below 1.5m

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 | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words:///today.places.forced

Directions

From St. James' Church in the centre of Louth, proceed south along Ugate as far as the traffic lights at the crossroads and turn left here onto Newmarket but then turn immediately first left down the small street which is Lee Street. Number 22 will be found on the left-hand side and most of the parking area is designated for residents at an annual cost.

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, blinds 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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