



63 Broadbank

Louth



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Louth
LN11 0EW

Period home with retained character

Open plan Lounge Diner

Short walk to town centre

No forward chain

2 bedroom mid terrace

Spacious front garden

Modern family bathroom

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Well positioned in the conservation area of Louth market town, is this delightful two-bedroomed cottage, situated in an elevated spot just a short walk to shops and amenities. The property offers welcoming accommodation briefly comprising hallway, open plan lounge, diner with attractive fireplace and a smart, modern kitchen to the rear. To the first floor are two well-sized bedrooms and a modern bathroom. Externally, the property has a spacious garden laid to paving and lawn, ideal for families.

This Period property has retained many original features and in recent years has been upgraded, including a replacement slate roof and works to the electrics and central heating system which is powered by an Ideal Instinct gas combination boiler, and has original sash windows and part double-glazed units to the rear aspect.



Original timber entrance door into the welcoming hallway with the staircase leading to the first floor with understairs cupboard. Delightful open plan lounge diner with feature fireplace having cast iron insert and timber surround, bay window to front and wood-effect laminate flooring. Door to rear into the spacious breakfast kitchen with extensive range of base and wall units, electric cooker with extractor hood above and wall-mounted gas boiler. Tiled floor and rear entrance door which leads onto Union Street.

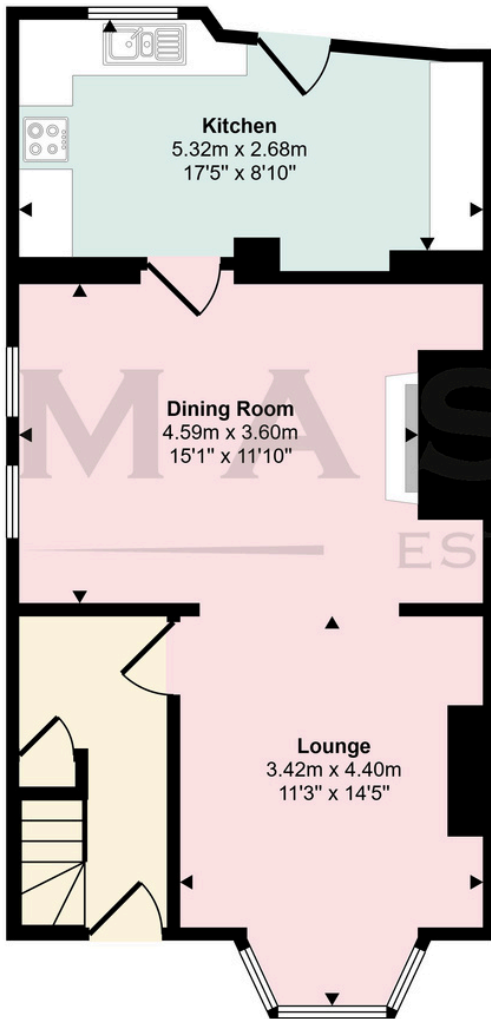




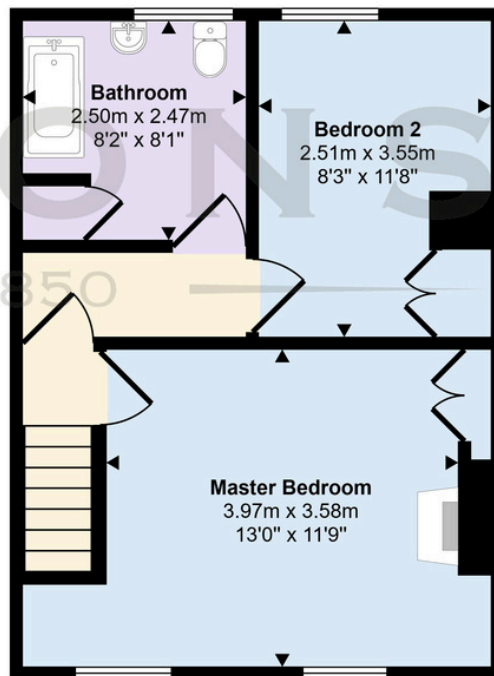
Off the landing with original six-panel doors, two spacious bedrooms - the front one being a large double with inset cast iron fire with storage cupboards to the side and the rear bedroom also being a small double with storage. Family bathroom to the rear with three-piece suite comprising bath with shower over, low-level WC, wash hand basin, attractive tiling to wet areas and built-in laundry cupboard with laminate floor and frosted glass window to rear.

The front garden is accessed via a timber pedestrian gate with concrete path leading up to the property with patio area and the remainder laid to lawn. Hedged boundaries to either side with further graveled area, useful timber shed and a separated area to the front with flowering plants and bushes and space for bin storage.

Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor
Approx 55 sq m / 587 sq ft



First Floor
Approx 38 sq m / 407 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		89 B
69-80	C		
55-68	D	68 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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///blunt.equal.invite

Directions

From the traffic lights by St James' Church, travel north along Bridge Street into Grimsby Road and take the first right turn along Cisterngate. Continue to the T-junction with Broadbank, turn left and the property will then be found towards the top of the hill on the left side and standing well back from the road.

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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LN11 9QD

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