



# 8 Grays Court

Louth

**M A S O N S**  
— Celebrating 175 Years —





# 8 Grays Court

Louth, LN11 0FG

Individual town house

Positioned a stone's throw from town centre

Elevated position overlooking a park

3 bedroom accommodation

Parking and garage

Beautiful gardens

Kitchen diner, lounge, conservatory

En suite and family bathroom

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01507 350500

A fantastic opportunity to acquire this individually designed three-bedroom detached home, ideally located in the heart of Louth market town, with rear views over Spout Yard Park and gardens. The property offers generous living space including a large kitchen/diner, lounge, conservatory, and utility/WC on the ground floor. Upstairs, there are three well-proportioned bedrooms, including a master with en suite, plus a family bathroom. The lower ground floor features a garden room opening onto a sunny, beautifully landscaped rear garden that backs onto the River Lud and includes a stylish summer house. Set on a quiet no-through road with front parking and a spacious single garage.

The original part of the property is believed to date back to the 1900s and was later extended in the 1990s and has predominantly timber-framed windows with central heating by way of a gas-fired Rayburn range cooker, with further hot water tank to the first floor. The house is situated in a superb central cul-de-sac position overlooking the town centre and St James' church in an elevated position and allows walking to the shops and amenities within a matter of a couple of minutes.







Accessed via the covered porch entrance adjacent the garage, through a timber door. Entrance Hall with door to side into the utility/WC with fitted units, water softener and space for washing machine. Adjacent is the superb open-plan kitchen diner with views over Spout Yard. Range of base and wall units with gas hob, the Rayburn range cooker.





Across the hall is the lounge with fireplace housing the contemporary log burner, storage cupboard to side and patio doors leading into the large conservatory offering some impressive views overlooking Louth. Two sets of patio doors onto rear terrace, polycarbonate roof covering and tiled floor.







#### Lower Ground Floor

Staircase off the kitchen diner leads down to the garden room, currently a blank canvas with tiled floor and double doors out onto the garden and could make an ideal garden room, study or further reception room.







## First Floor

L-shaped landing having large airing cupboard to side housing the hot water cylinder. The spacious master bedroom being a very generous double in size, with views to St James Church and Spout Yard to the rear. Louvred doors into the en suite shower room with tiled wet areas, back-to-wall WC, wash hand basin and heated towel rail. Bedroom two is also a double bedroom with window to rear, while bedroom three is a generous single in size with storage cupboard. The spacious family bathroom has bath, wash hand basin, WC and bidet, fitted worktop and frosted window.















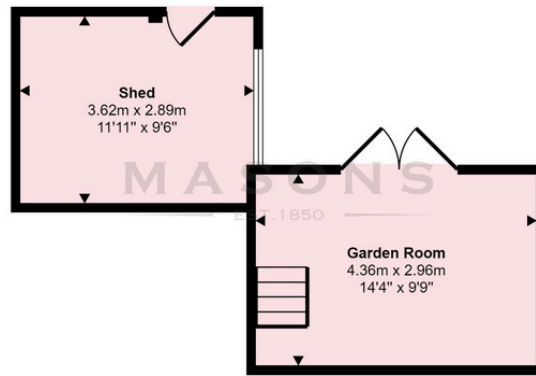


## Outside

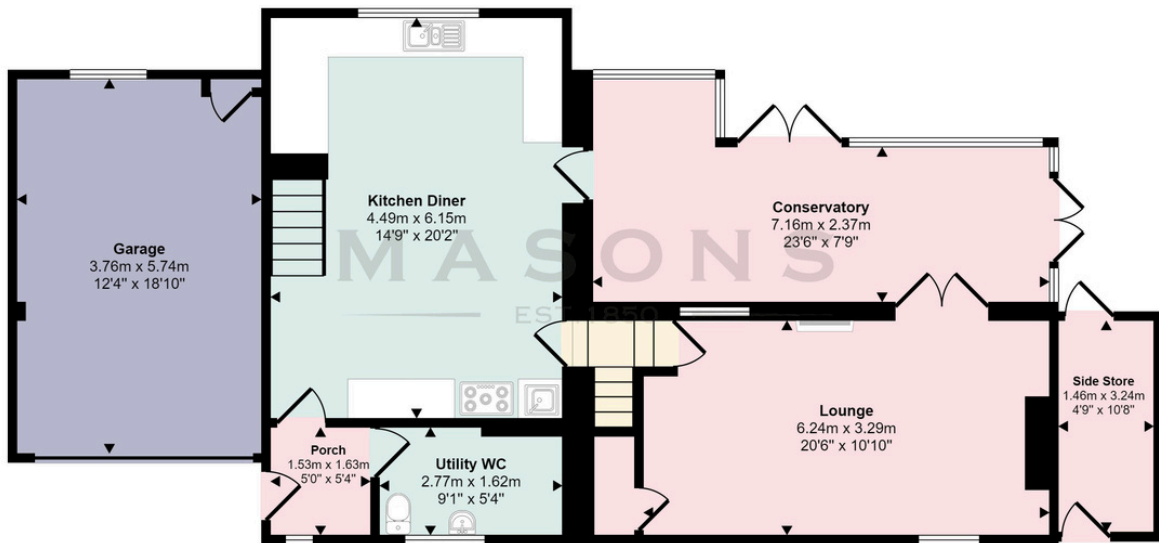
The front of the property provides space to park and access to the spacious single garage, having remote electric roller door with lights and power provided and window to rear. At the far side of the property is a covered store with front and rear entrance door giving rear access externally through to the garden. A delightful and sunny space, having a south-easterly aspect in an elevated position above the river and Spout Yard Park gardens, making for a beautiful space to relax with separate patio areas, lawn and planted borders with flowering espaliered crab-apple trees on one side. Log store, water collection butts and walled side boundaries with hedge to rear, a brick-built garden store and a smart timber summerhouse adjacent.



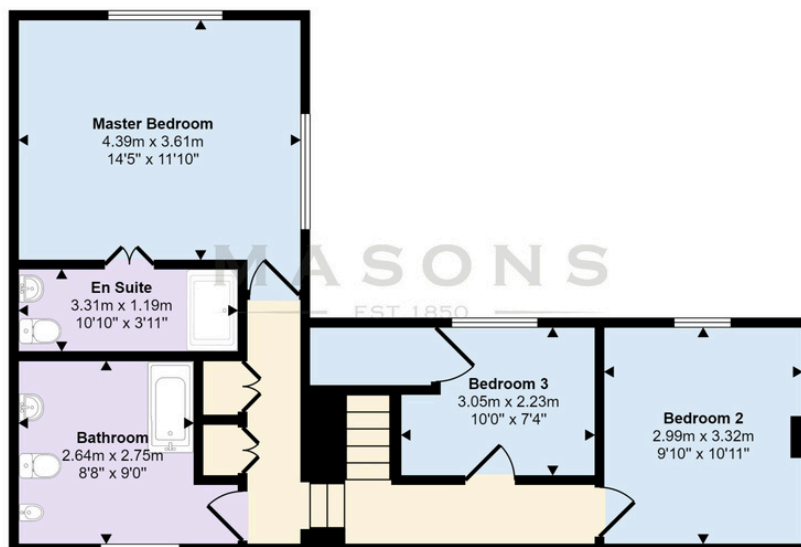




Lower Ground Floor  
Approx 23 sq m / 251 sq ft



Ground Floor  
Approx 111 sq m / 1191 sq ft



First Floor  
Approx 60 sq m / 643 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 B

### 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: ///punch.tooth.preoccupied

### Directions

From St. James' Church, proceed north along Bridge Street into Grimsby Road and turn first right onto Cisterngate. At the crossroads, turn right again down Grays Road and Grays Court is on the right-hand side before reaching the bottom of the hill.

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, curtains and white goods are available separately 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  
LN11 9QD

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