



# 38 Victoria Road

Louth

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





# 38 Victoria Road

Louth, LN11 0BX

3 Storey terraced house

4 Bedrooms

Popular road in Louth

Front and rear gardens

Period features

Lounge, dining room, kitchen, utility and WC

3 bedrooms and bathroom to 1<sup>st</sup> floor

Further bedroom to 2<sup>nd</sup> floor with windows overlooking gardens

Well positioned for schools and amenities

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A superb opportunity to acquire this four-bedroom mid-terrace Period home on a sought-after residential road, close to local amenities. Deceptively spacious, the property features a versatile layout enhanced by a second-floor conversion. The ground floor offers a lounge, dining room, kitchen, utility, and WC, while the first floor hosts three generous bedrooms and a family bathroom off the landing. The second floor adds a further double bedroom with rear-facing windows overlooking the garden. Set well back from the road, the home benefits from a front garden and unrestricted on-street parking, while the long, sunny rear garden features a patio, lawn, log store, and shed—ideal for family living.

The property is believed to date back to Victorian times and has new uPVC windows and doors all round and is heated by way of an Ideal Logic Plus gas-fired boiler.







Covered porch with arch leading to the composite front entrance door and hallway with staircase leading to first floor. Four-panel pine door leads into the very spacious lounge, positioned to the front with a large bay window and feature open fire to side, making an excellent focal point, with original Period features including picture rail and cornicing. Beyond the lounge is the dining room with further fireplace and alcove either side, patio doors onto rear garden and a useful under-stairs storage cupboard.







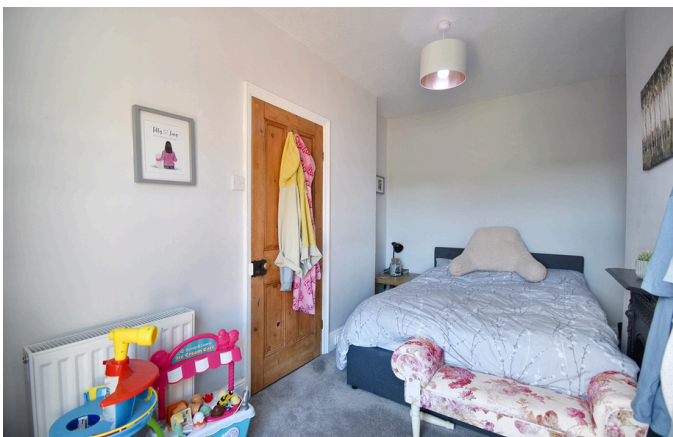
A door leads into the smart, contemporary kitchen with a good range of base and wall units, fitted sink, oven and gas hob, space for slimline dishwasher and having wood-effect floor with smart breakfast bar to the opposite side. A part-glazed door leads into the utility room with space and plumbing for washing machine and tumble-dryer, fitted worktop and a part-glazed door leading into the rear garden. Door to side giving access to the cloaks/WC and which also houses the gas-fired boiler.







Multi-level landing with four-panel original doors to bedrooms and bathroom. To the front, the first bedroom is a very generous double in size and benefits from two sets of built-in wardrobes and window to front aspect, beyond which is a further double bedroom positioned to the middle with feature fire surround and window overlooking the rear garden. At the far rear is the smallest of the bedrooms, currently set up as a music room, however, would make a spacious single bedroom with window to the rear aspect. The family bathroom is positioned to the side with a part-sloping ceiling, having panelled bath with separate shower mixer and screen, tiling to all wet areas, back-to-wall WC and wash hand basin with large window to the side.





## Second Floor

The second floor of the property is a superb loft conversion which provides a large double bedroom with dormer roof to the rear aspect, having two large windows, with the space providing a very generous double bedroom and some lovely views across rooftops to the rear.

## Outside

To the front, the garden is surrounded by very smart iron railings creating a fully enclosed space. A concrete pathway leads to the front door with lawn to the side and planted with mature shrubs and bushes to boundaries. A shared passageway to the side of the property gives access through and to the rear garden, providing external gated access. The rear garden is a delightful sunny space with a patio adjacent the property and a useful log store with the patio providing ample space for al fresco dining. Step up into the large lawn with long garden, having high-level fenced boundaries and a large timber garden shed position at the rear. The garden is an excellent size, making it ideal for families.

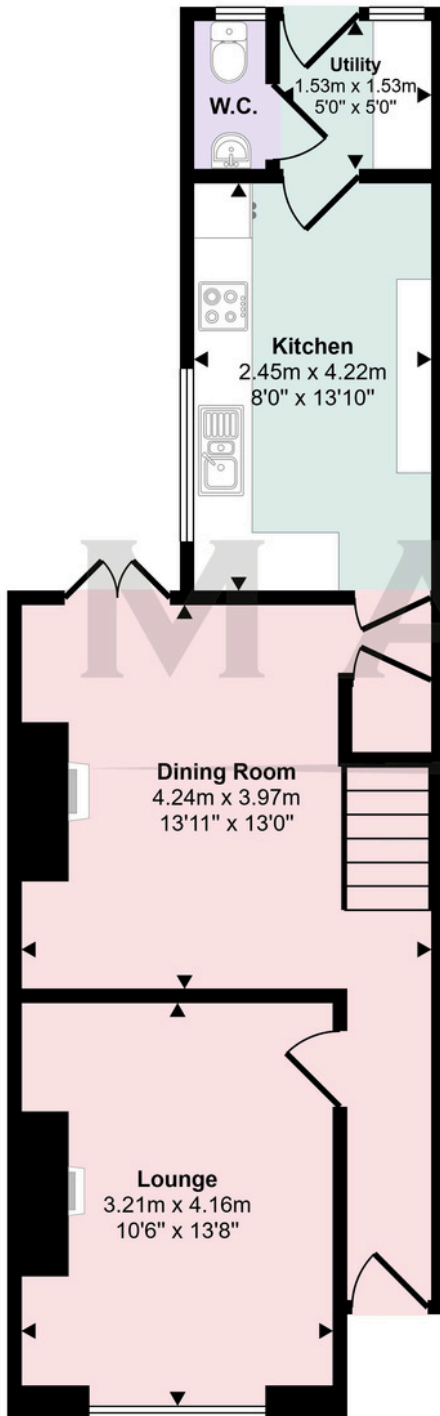




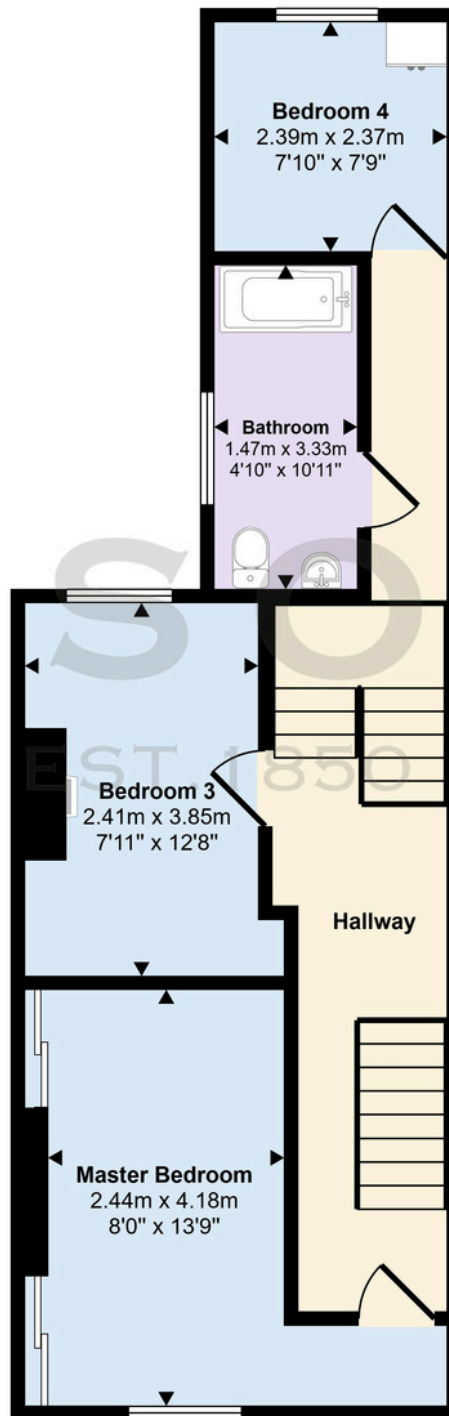




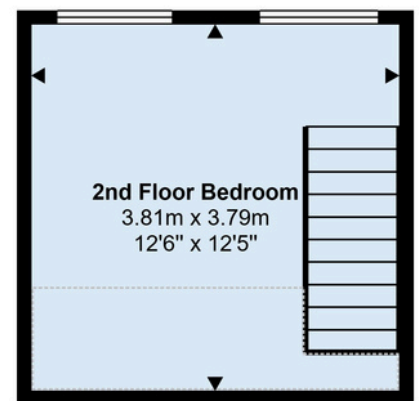
Approx Gross Internal Area  
113 sq m / 1216 sq ft



Ground Floor  
Approx 48 sq m / 521 sq ft



First Floor  
Approx 50 sq m / 539 sq ft



Second Floor  
Approx 14 sq m / 155 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

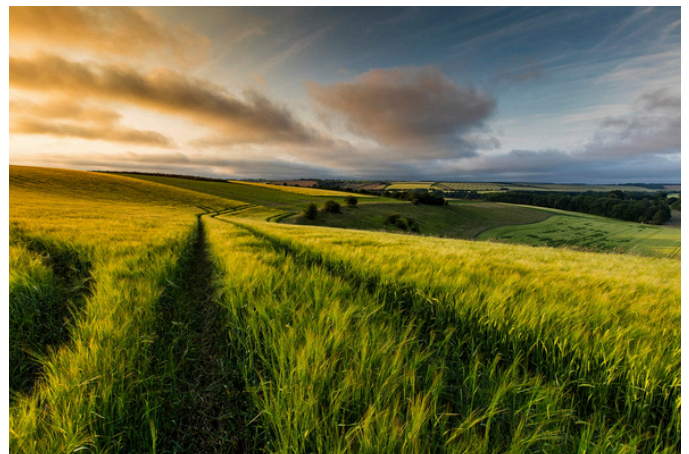
Vibrant Living in the Wolds

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		78 C
55-68	D		
39-54	E	51 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: ///unscathed.hopes.proven

### Directions

From St. James' Church, travel south along Upgate, take the second left turn into Mercer Row, follow the road through the town centre and eventually, on reaching the two mini roundabouts, proceed to the second of these and take the first exit onto Ramsgate. Continue up to the next mini roundabout, take the second exit along Ramsgate Road and then take the third left turning into Victoria Road. Proceed past the theatre on the right and the property will be found shortly along on the right hand 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.



# M A S O N S

EST. 1850

Cornmarket,  
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