



# 6 Pleasant Place

Louth





# 6 Pleasant Place

Louth, LNI | 0NA

Town centre location

2 bedroom end terrace

Garage and parking

Neutrally decorated throughout

Lounge, dining room and kitchen

Ground floor bathroom

Rear courtyard garden with open outlook

Well maintained

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A delightful two-bedroom, end-terraced cottage located in a central town location at the end of a no-through road. This charming property has a lot to offer, including garage and off-street parking. The property briefly comprises lounge, dining room, kitchen, lobby and ground floor bathroom, while to the first floor are two double bedrooms and externally, a sheltered rear courtyard garden, beyond which is the owned brick-built garage and parking space.



The property is a traditionally built Period end-terraced property having timber front and rear doors, along with double-glazed timber window units with all external woodwork having just been completely redecorated. The property is heated by way of a Worcester gas-fired central heating combi boiler installed in 2023. Uniquely, the property is just a minute's walk to the shops and amenities, yet benefits from its own garage and parking in front of it, just beyond the rear garden.





The front lounge is a delightful and bright space, having a southerly aspect with fireplace having inset, coal-effect gas fire. Connecting door through to the hall with staircase leading to first floor and further door into the spacious dining room with a delightful fireplace, having cast iron insert, open grate and marble hearth and alcove under stairs ideal for storage. Beyond this, the kitchen has an extensive range of base and wall units with laminated work surfaces and stainless steel sink, white goods shown in the photo included in the sale, including cooker, washing machine and fridge. Window overlooking rear garden and cupboard which houses the gas-fired boiler. Sliding door into the rear lobby with part-glazed timber door into the rear lobby with part-glazed timber door to the garden and further sliding door into the ground floor bathroom, with white suite comprising wash hand basin, bath with shower over and WC. Frosted glass windows and tiling to wet areas.











### First Floor

Off the landing, which has loft hatch to roof space, are the two very generous double bedrooms with the front bedroom having an over-stairs storage wardrobe cupboard and the rear double bedroom also being very well sized with open garden views beyond.

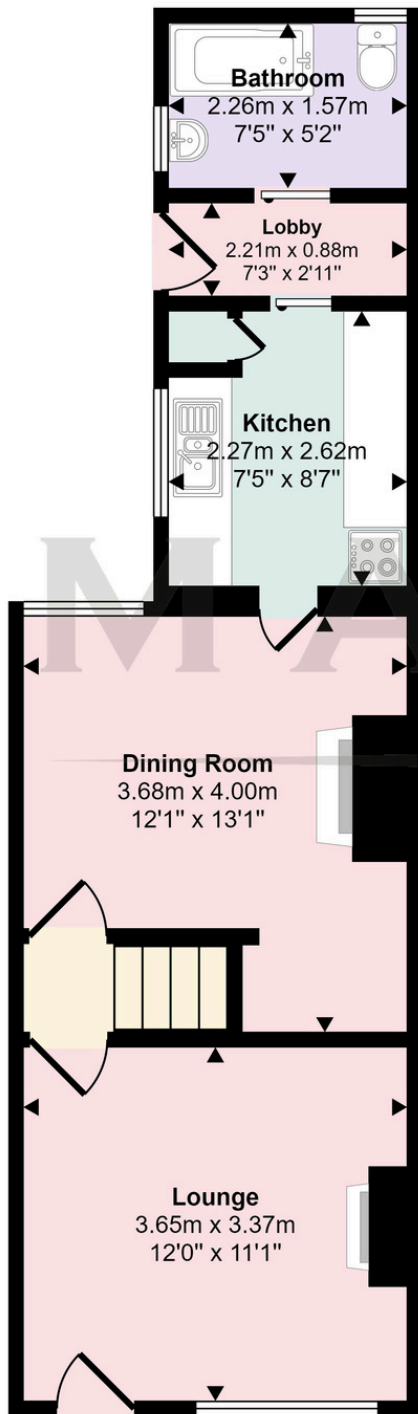
### Outside

At the rear is a sheltered courtyard garden laid to concrete with brick boundary wall, outside light and ample space for outdoor seating with views across open green areas to the side. A pedestrian gate gives access to the shared passage which is at the rear, giving access to garage and parking. The garage and parking is accessed via a shared drive, through an archway. Private parking for one large car or two small cars to the front of the garage. Space for bin storage to side, with the garage being of brick construction, in need of some structural repairs with sloping roof and double timber doors to front.

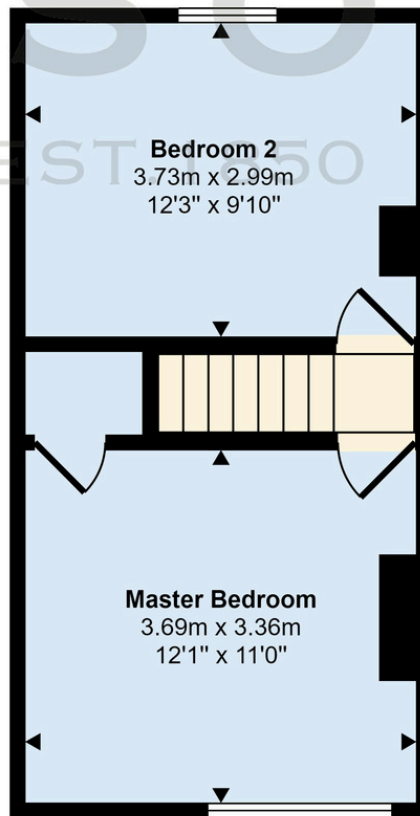




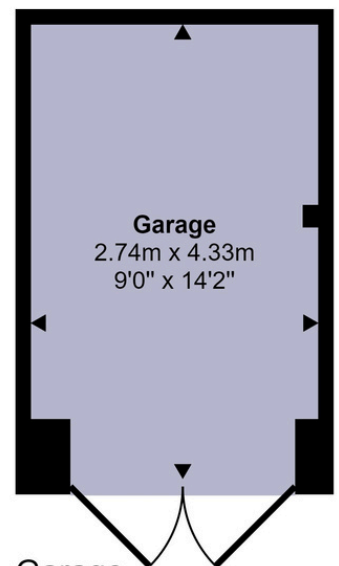
Approx Gross Internal Area  
80 sq m / 857 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft



First Floor  
Approx 28 sq m / 297 sq ft



Garage  
Approx 12 sq m / 128 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+	<b>A</b>		
81-91	<b>B</b>		87 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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: ///tanks.masses.plants

### Directions

Travelling along Mercer Row from the centre of Louth, proceed into Eastgate and straight over the first mini roundabout, then take the left turning on the next mini roundabout along Ramsgate, then take the first left turning into Pleasant Place and the property will be found towards the end of the road 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

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