



17 George Street

Louth

M A S O N S
— Celebrating 175 Years —



17 George Street

Louth, LN11 9JU

Presented to an exceptional renovated standard

Attractive South west facing rear garden with seating area

Parking space

2 elegant reception rooms and hallway

Sought-after west Conservation Area

Close to the Louth Grammar School

Bathroom with Separate shower

No onward chain

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Nestled on the sought-after west side of town, this elegant early Victorian townhouse crafted in the timeless Georgian style offers the perfect blend of period charm and modern convenience. Set within a conservation area and benefitting from rare off-street parking, the home has recently been upgraded with modern gas central heating system, a stylish kitchen and bathroom suite, and the cozy addition of two multi-fuel burners. A classic home with character, thoughtfully modernised for contemporary living.

More recent works to the property include replacement of some of the window units together with replacement of the front and rear doors.





Ground Floor

Step through a traditional style door beneath a grand portico into a welcoming hallway with wood-effect flooring and useful storage. The front-facing lounge exudes charm, featuring a sash window, coving, and a characterful fireplace with a multi-fuel burner. Across the hall, the dining room mirrors the same warm aesthetic, perfect for family meals or entertaining. At the rear, the recently fitted kitchen is a sleek and functional space with Gemini Quartz worktops, quality Neff and Bosch appliances, and tiled floors. A separate utility area houses the Worcester Bosch combi boiler and offers practical space for laundry needs.





First Floor

Upstairs, the home continues to impress with two well-proportioned bedrooms, both featuring sash windows and built-in wardrobes. The main bedroom includes a decorative cast iron fireplace, adding a touch of heritage. The stylish, recently refitted bathroom offers a modern retreat with a large shower cubicle, panel bath, tiled walls and floors, and a chrome heated towel rail—all finished to a high standard.





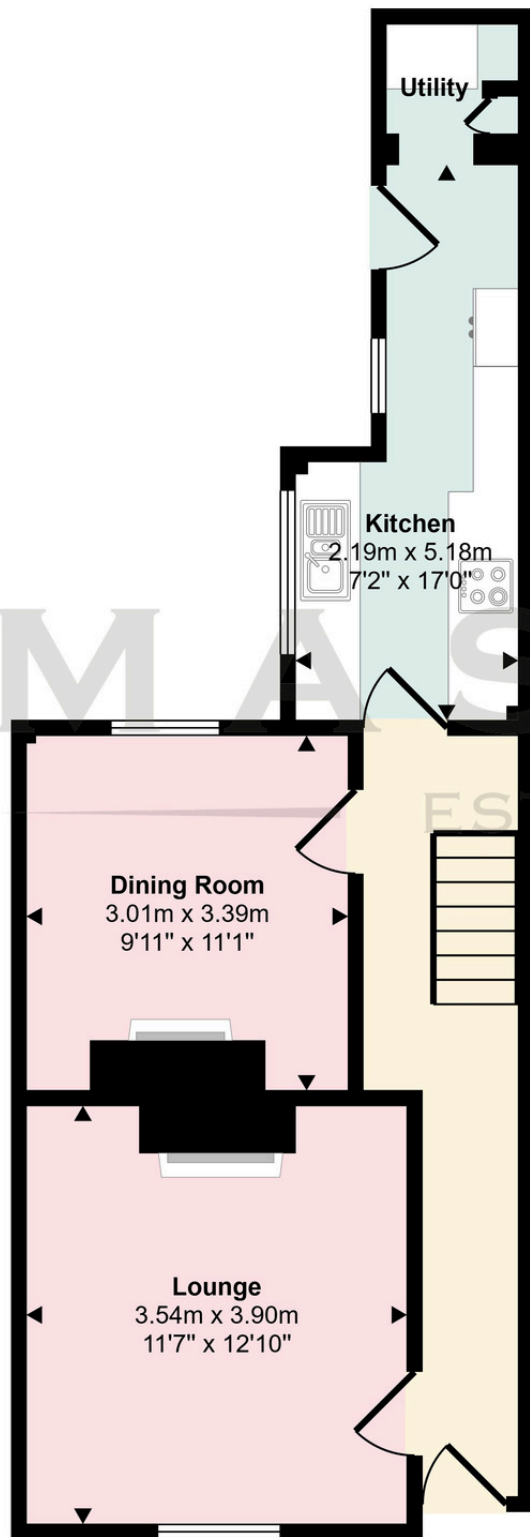
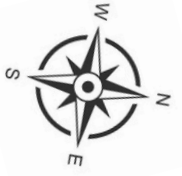
Outside

To the front, a low-maintenance gravel garden is framed by a low brick wall and traditional railings, setting the tone for this classic townhouse. The rear courtyard is a private, low-maintenance haven with paving, gravel, built-in seating, and a timber store. A rear step leads to a gravel parking space—accessed via a private lane from George Street providing a rare and valuable amenity in this desirable location.



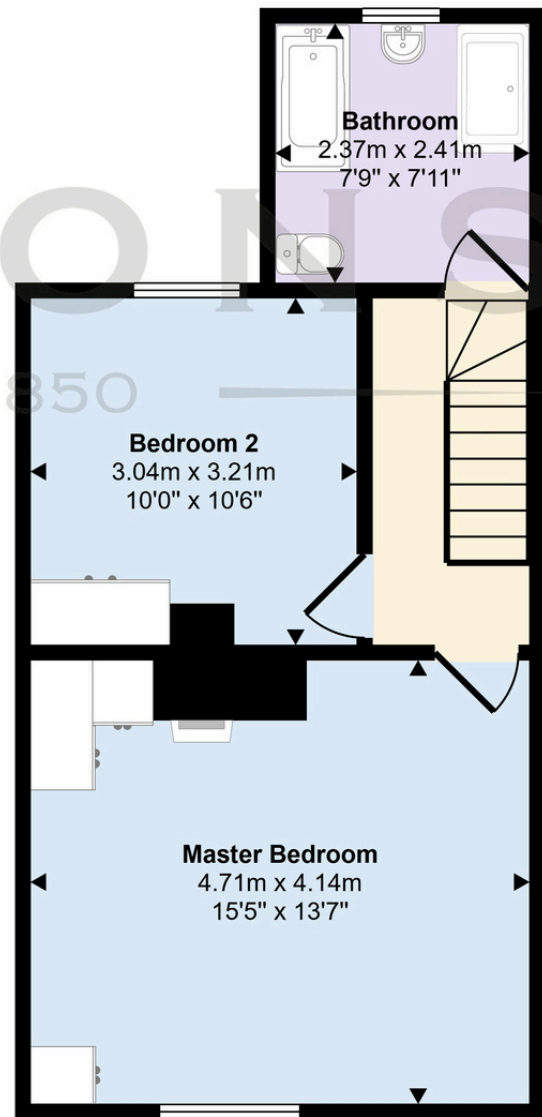


Approx Gross Internal Area
86 sq m / 928 sq ft



Ground Floor

Approx 45 sq m / 484 sq ft



First Floor

Approx 41 sq m / 444 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		84 B
69-80	C		
55-68	D	60 D	
39-54	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: ///hired.shuts.paints

Directions

From St James Church in the centre of Louth proceed south along Upgate for a short distance and immediately after the zebra crossing take the narrow right turn to the west along Gospelgate. Continue and take the first left turn into George Street where the property is a short way up the hill on the right 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,
Louth, Lincolnshire
LN11 9QD

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