



58a James Street

Louth

M A S O N S

— Celebrating 175 Years —

58a James Street

Louth, LN11 0JW



Close to town centre

Versatile 4 bedroom accommodation

Private parking and garden

Hall, Kitchen, Lounge Diner and Porch

3 double bedrooms to first floor

Second floor bedroom with en suite

Family bathroom

Ideally located close to the town centre, this charming mid-terrace home offers deceptively spacious accommodation arranged over three floors.

A rare feature in this area, the property includes off-road gated parking and a private, south-facing garden.

The ground floor comprises an entrance hall, a generous open-plan lounge/diner, a well-equipped kitchen, and a rear porch. On the first floor, you'll find three well-proportioned bedrooms and a family bathroom. The second floor offers an additional bedroom and a second bathroom, ideal for guests or a growing family.

Further benefits include gas central heating and excellent access to local amenities, transport links, and schools.

MOVEWITHMASONS.CO.UK
01507 350500

Ground floor

Arched entrance porch with timber front door into hallway with turned staircase leading to first floor and 6 panel door into the spacious lounge dining area with window to front. Feature fireplace with high ceilings making for a spacious and bright reception room double glazed doors into the rear porch having a range of base units and shelving to side with Upvc doors into the rear garden.

Opening into the spacious breakfast kitchen with good range of base and wall units finished with shaker style doors, rolltop laminated surfaces and tiling to splash backs. Rangemaster cooker with five ring gas hob and extractor fan above, white ceramic sink and glazed door into garden. Ideal classic gas boiler to wall and tiled floor.







First Floor

Landing with airing cupboard, staircase leading to second floor and six panel doors to bedrooms and bathroom. All three bedrooms on the first floor are very generous doubles in size with carpeted floors and large windows allowing natural light to create bright and airy spaces while at the front is the family bathroom having panelled bath, WC and basin with tiling to splash backs, frosted glass window and wood effect floor.



Second floor

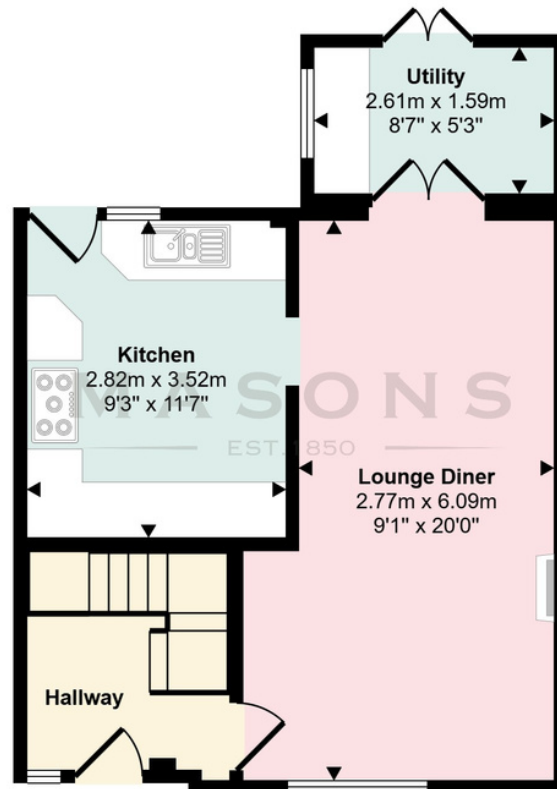
Landing with skylight and door to side giving access to the loft storage area with further skylight. Door adjacent into the fourth bedroom having sloping ceilings and restricted head height with skylights to rear aspect carpeted floor and being a single in size or could be used as a playroom etc. Off the bedroom is an ensuite bathroom having panelled bath, WC and basin with tile floor and having restricted head height.



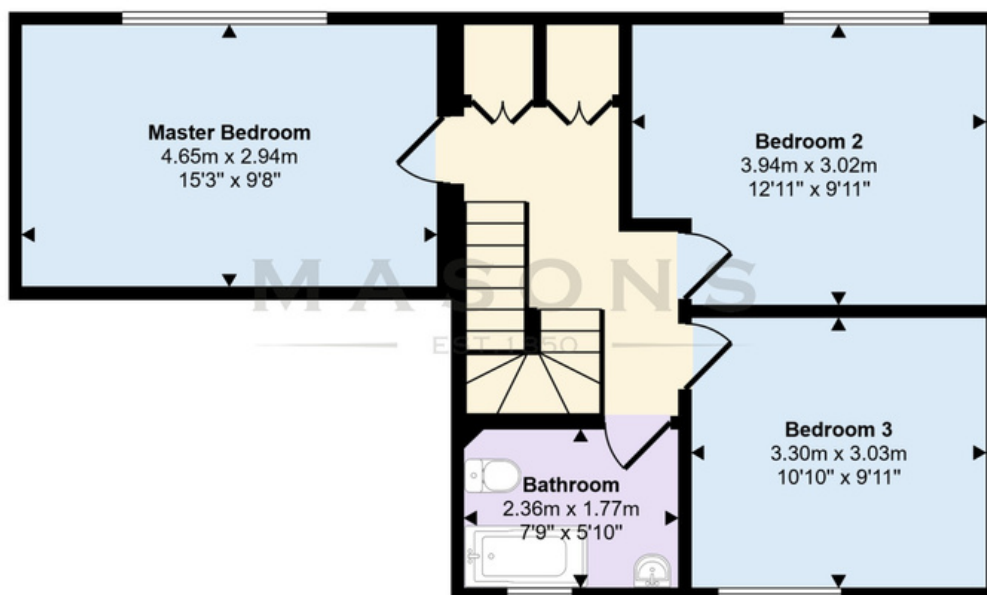
Outside

The rear garden is accessed by a shared passageway under the arch where right of way is also granted to two neighbouring properties and gives access to the private garden and parking for 58a James Street. The garden is fenced with double timber gated access with space for parking a vehicle with a tarmac area and having a brick boundary wall to one side. The gates and fence could be removed if preferred. Mature bushes and shrubs with the garden enjoying a sunny aspect for most of the day, at the rear of the property is a large timber garden shed with electrics within providing useful storage.





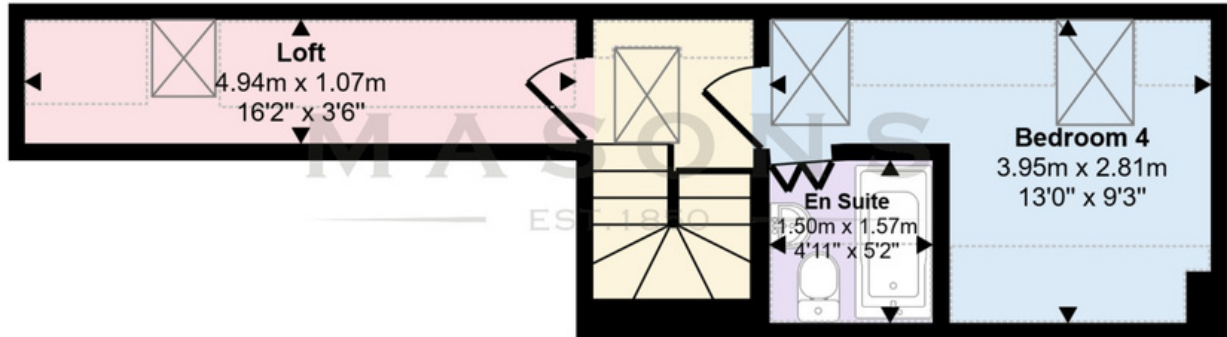
Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 51 sq m / 548 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.



Second Floor

Approx 21 sq m / 224 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.



EPC to appear here

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: ///bliss.jukebox.clip

Directions

From St. James' church travel south along Upgate and take the second left turning onto Mercer Row. Follow the road through the town centre keeping ahead at the small junction. Carry straight on at the first mini roundabout and then almost immediately take the first exit at the second mini roundabout along Ramsgate. Continue past two small left turnings and take the third left turn by the bollards along James Street. Proceed until the house is found on the left 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

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

rightmove

ZOOPLA

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand
FARMS.co.uk