



51 Ramsgate

Louth

M A S O N S

EST. 1850

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Louth
LN11 0NG



Surprisingly spacious town house

uPVC DG Windows and doors

For Sale with NO CHAIN

Walking distance to amenities

2 bedrooms

2 Shower rooms

Close to town

2 large reception rooms

Rear garden

A deceptively spacious 2-bedroom end-terrace home in a sought-after residential area near the town centre. Well-presented and well-maintained, it's ideal for first-time buyers or as a buy-to-let. The layout includes an entrance porch, hallway, dining room open to the lounge, and a rear galley kitchen with a wet room beyond. Upstairs are two generous bedrooms off the landing and an additional shower room. A rear porch from the kitchen leads to a small, enclosed courtyard garden —a private suntrap, perfect for relaxing.

The property is of traditional construction with pitched roof, having uPVC doors and windows and benefits from modern gas central heating with an Ideal Logic Plus combination boiler. The property also benefits from on-street parking, usually available directly outside adding to the convenience, with amenities very close by.

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Ground Floor

Part-glazed uPVC door into the front entrance porch, with electricity meter and consumer unit. Further glazed door into the hallway with cupboard to side, staircase to first floor and door into the dining room, having fireplace with marble surround and hearth, coal-effect gas fire and storage either side. Carpeted floor and sliding glazed doors making it open plan into the front lounge, with further coal-effect gas fire having marble surround and hearth. Carpeted floor and window to the front, with the open plan space making a superb family and entertainment space. The kitchen is positioned off the dining room, being galley style with base and wall units and having space and plumbing for white goods. Understairs storage cupboard. Small utility area with plumbing for washing machine and door into the ground floor shower room with walk-in shower, thermostatic mixer, low-level WC and wash hand basin, chrome heated towel rail and attractive panelling to walls. Rear porch off the kitchen with cupboards to side, windows all round, polycarbonate roof covering and timber door into the rear garden.





First Floor

Carpeted landing having built-in wardrobes to side, with the master bedroom to the front being a very generous double in size and having an extensive range of built-in wardrobes with further storage cupboards to each side of the chimney breast and carpeted floor. The second bedroom is a further small double or generous single with window to the rear, built-in wardrobes with one cupboard housing the Ideal Logic gas combination boiler, carpeted floor. The first floor shower room is positioned to the rear, having corner shower cubicle, WC, wash hand basin and storage cupboards. Frosted window to side, part-vaulted ceiling, chrome heated towel rail.





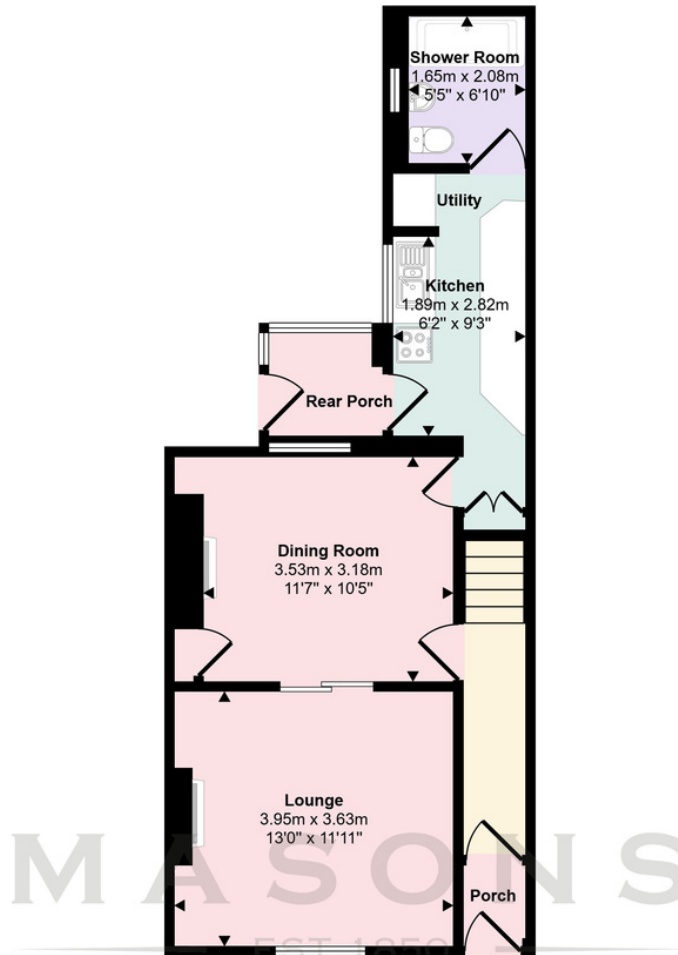
Outside

To the rear of the property is a low-maintenance courtyard, making a peaceful space to relax, with gated access out onto the shared side passage, giving external access to the garden. Brick boundary wall and high-level gravel borders, with astro turf to floor. Water collection butt. At the rear of the garden is a useful timber-built garden shed with fitted shelving.

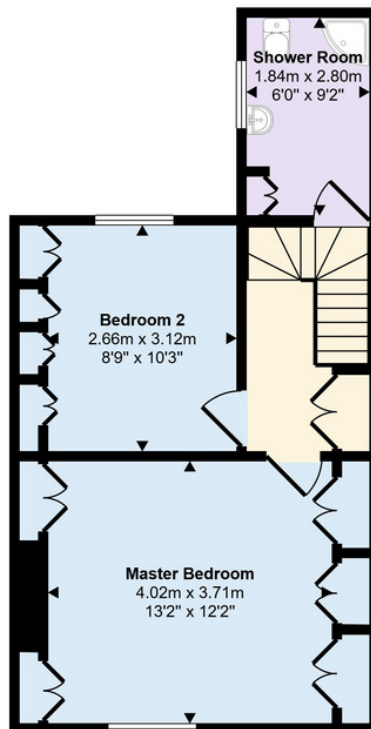








Ground Floor
Approx 49 sq m / 531 sq ft



First Floor
Approx 41 sq m / 439 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, 24 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 electricity, gas, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///retina.defend.educates

Directions

From St. James Church, travel south along Uppgate, turn second left along Mercer Row and follow the road into and along Eastgate to the far end of the town centre.

Continue ahead at the first mini roundabout and then take the first exit at the second mini roundabout just a few yards further along, onto Ramsgate. Follow the road and a short distance after the left turning to James Street, the house will be 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.

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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