



3 St. Michaels Road

Louth

**M A S O N S**

— Celebrating 175 Years —



# 3 St. Michaels Road

Louth  
LN11 9DA



Well-presented mid-terrace home

Two double bedrooms and modern bathroom

Contemporary kitchen, cosy lounge, entrance  
hall & walk-in storage

Recently installed boiler

Close to a wide range of local amenities

Ample on-street parking nearby

South facing low-maintenance rear courtyard

Recently insulated front and rear walls

This charming and unique terraced home is ideally located in the heart of Louth, just a short walk from a wide range of local amenities. Tastefully improved in recent years, the property blends character with modern features and offers an excellent opportunity for first-time buyers, professionals, or those looking to downsize. With spacious living areas, two double bedrooms, and a south facing rear garden, this property must be viewed to be fully appreciated.

The property benefits from a newly installed in 2023 Worcester Bosch boiler with 10 year warranty and hive wireless thermostat control. In addition the property has had new insulation to front and rear walls which benefit from a 25 year guarantee.

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### Ground Floor

Upon entering the home, you are greeted by a welcoming entrance hallway which includes a generously sized walk-in storage cupboard with plumbing for washer. To the front of the property is a bright and comfortable lounge, featuring a built-in half-height storage cupboard and a front-facing window.





This leads through to a well-appointed kitchen dining room, fitted with a range of modern units, an integrated oven and hob, and plumbing for a washing machine. There is also space for a fridge freezer, a rear entrance door to the garden, and stairs rising to the first floor.





### First Floor

Upstairs, the landing is naturally lit by a rear-facing window and houses the wall-mounted combination boiler. There are two spacious double bedrooms, both offering ample built-in storage solutions. The contemporary family bathroom features a corner bath with a shower over, a close-coupled WC, and a pedestal wash basin, complemented by an opaque window for privacy and natural light.









## Outside

To the rear of the property is a south facing, low-maintenance courtyard garden—an ideal space for outdoor dining, relaxing, or entertaining. The garden offers a peaceful retreat, perfectly suited for those seeking minimal upkeep without compromising on outdoor living. There is a right of way for one neighbouring property to pass through the garden.

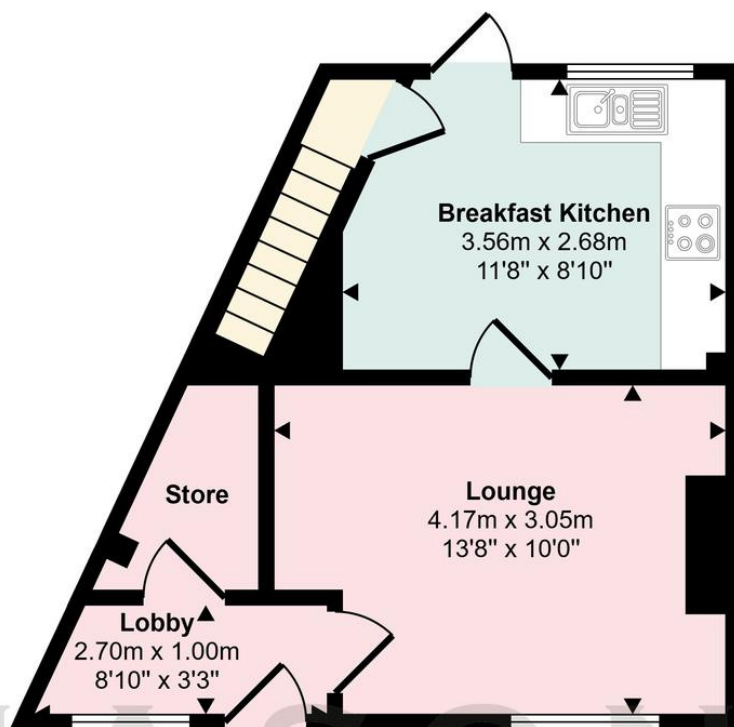




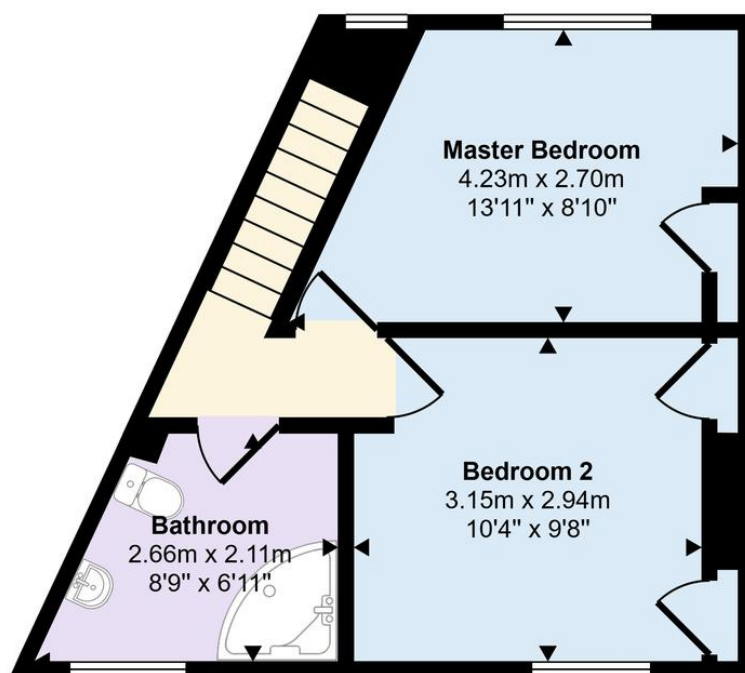




Approx Gross Internal Area  
59 sq m / 639 sq ft



Ground Floor  
Approx 30 sq m / 318 sq ft



First Floor  
Approx 30 sq m / 321 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>		<b>89 B</b>
69-80	<b>C</b>	<b>72 C</b>	
55-68	<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: ///origin.clip.spend

### Directions

From St. James' Church travel south along Uppgate and continue to the traffic lights. Turn left here along Newmarket and continue to The Brown Cow pub, turning left down Church Street. Continue for a short distance until the junction with St. Michael's Road, turn left here and the property is on the left.

### Agent's Note

There is a right of way for the neighbouring property to pass through the garden.

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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Cornmarket,  
Louth, Lincolnshire  
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#### Important Notice

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(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.

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