



6 Hunter Place

Louth

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Louth
Lincolnshire LN11 9LG



This substantial semi-detached family house stands in a highly regarded residential area of Louth market town and is well positioned for walking to the nearby King Edward VI Grammar School/Academy. The town centre is just a short distance away, and there are walks to nearby scenic parks in Westgate Fields and Hubbards Hills. A pathway nearby leads up to Julian Bower, from where there are country walks over the Lincolnshire Wolds towards the village of Tathwell and beyond.

The house was constructed in 1964 and then extended around 15 years later, creating two additional bedrooms on the first floor. There are now five bedrooms on the first floor, though the 5th bedroom would readily form a study/home office and one of the larger bedrooms could easily be a family or media room, as may be required. On the ground floor, there are two reception rooms with central hallway and a long dining kitchen with a utility-lobby and cloakroom/WC off. The garage is of double size with motorised door and a double width driveway approach and has potential for conversion into an additional ground floor room if required, subject to planning/building regulation consent. Generally the house has great scope for modernisation.

Substantial semi-detached house
Extended to provide 5 bedrooms
Sunny garden of good size at the rear
Double garage with r/c door
Highly regarded residential area
Close to King Edward 6th Grammar
Nearby parks and walks across the Wolds
Walking distance of the the town centre
Gas central heating system
uPVC double-glazed windows
2 reception rooms and dining-kitchen
Utility lobby and cloakroom/WC
1st floor views over town to the church spire

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Hunter Place is an attractive tree-lined road, accessed from Vanessa Road which, in turn, leads up to the property from Horncastle Road. The house itself is elevated above Hunter Place and the upper windows enjoy some far-reaching views through the trees and across the town centre, taking in the spire of St. James' Church.

Accommodation

Ground Floor

The main entrance is at the front of the property with pathway from the drive to a double-glazed **entrance porch** with double doors from outside and an inner hardwood glazed door to the entrance hall. The porch has a tiled floor and a control to one side for the motorized up and over door into the garage.

The **entrance hall** is a good size with radiator to one side, staircase with side screen leading up to the first floor landings and an under stairs recess for storage.





A ten-pane glazed door opens into the **lounge** at the front of the property, with a wide window on the front elevation and double radiator beneath. There is a fireplace set into an attractive hardwood pillared surround with projecting hearth, though not in use at the present time. To the side, there is a range of wall shelves for display purposes, ideally suited to vinyl records, CDs, books, etc., whilst to the opposite side of the chimney breast there is a ten-pane glazed screen and a walk-through opening adjacent to the sitting/dining room.





Positioned at the rear of the house, the **sitting or dining room** is a good size and enjoys an attractive outlook across the rear garden through a wide, double-glazed patio door and side panel. There is an oak-effect floor covering, double radiator and connecting door to the dining kitchen.



The **dining kitchen** has a range of built-in units finished in cream with stainless steel handles and comprising base cupboards and drawers, roll-edge, woodgrain-effect work surfaces with an inset, single drainer stainless steel sink unit and lever mixer tap. A tall unit houses an electric, stainless steel and glass-fronted oven incorporating grill with a further tall larder cupboard adjacent. Complementing the oven is a stainless steel, four-ring electric hob with stainless steel splash-back and cooker hood over, having downlighter. The work surfaces have ceramic tile splash-backs and there is a wall-mounted gas central heating boiler which was installed around five years ago. This operates with a digital programmer adjacent.



Beneath the work surfaces there are recesses with plumbing for a dishwasher and for an automatic washing machine. There is a recessed, deep store cupboard beneath the stairs, a connecting door to the hallway and lighting is by a ceiling-mounted strip light.

An opening allows access from the kitchen to the **utility-lobby** adjacent, which has a double base unit and work surface complementing those of the kitchen and ceramic-tiled splash-back. To the side, there is space for an upright fridge/freezer and a high-level window is positioned on the side elevation. A hardwood ledged, braced and framed door opens to the garden at the rear.

A sliding door opens from the utility lobby to the **cloakroom/WC** which has a white suite comprising a low-level, dual-flush WC and corner bracket wash hand basin with lever mixer tap. The walls are part ceramic tiled with a wall grip and there is a high-level window on the side elevation.



First Floor

The **landing** will be found on split levels with steps branching left and right from a quarter-landing at the top of the main staircase and there is a side screen to the stairwell. On one side is the central heating thermostat and the landing has two ceiling light points and glazed, ten-pane doors leading to the first and second bedrooms.

The **main bedroom** is positioned at the front of the house and is a large double room with a wide, four-panel window almost extending to the full length of this room with roller blinds and on the front elevation, presenting views across the town. There is a double radiator and part-sloping ceiling.

Bedroom 2 is positioned at the rear and is a further large double bedroom with rear window providing views over the main garden. Heating is by a gas wall heater in this room.





Bedroom 3 is located at the front of the house and a good size double room with exposed pine floorboards, radiator and a wide front window presenting excellent views. There is a large, recessed double wardrobe with clothes rail and cupboards over.

Bedroom 4 is a double room at the rear of the house, with a wide rear window overlooking the garden on the south side. There is a radiator and a ceiling light fitting with three spotlights, together with the recessed airing cupboard containing a foam-lagged hot water cylinder with immersion heater and double door linen cupboard over.



Bedroom 5, or alternatively a study, is positioned at the front of the house and a single bedroom with front window.

The **bathroom** has a white suite comprising a panelled, enamelled bath, a pedestal wash hand basin and has part ceramic-tiled walls. There is a radiator, rear window, shaver light and socket. The trap access to the roof void is located here.

A **separate toilet** has a white, low-level, dual-flush WC, part ceramic-tiled walls and rear window.





Outside

The house stands in an elevated position above Hunter Place and is set back behind a lawned garden, with front picket-style boundary fencing and a double-width, concrete-paved driveway leading up to the integral garage. There are shrubbery beds alongside the pathway to the front porch and to the left of the garage, a pathway leads through a screen door and around the side of the house where there is space to store wheelie bins, etc.

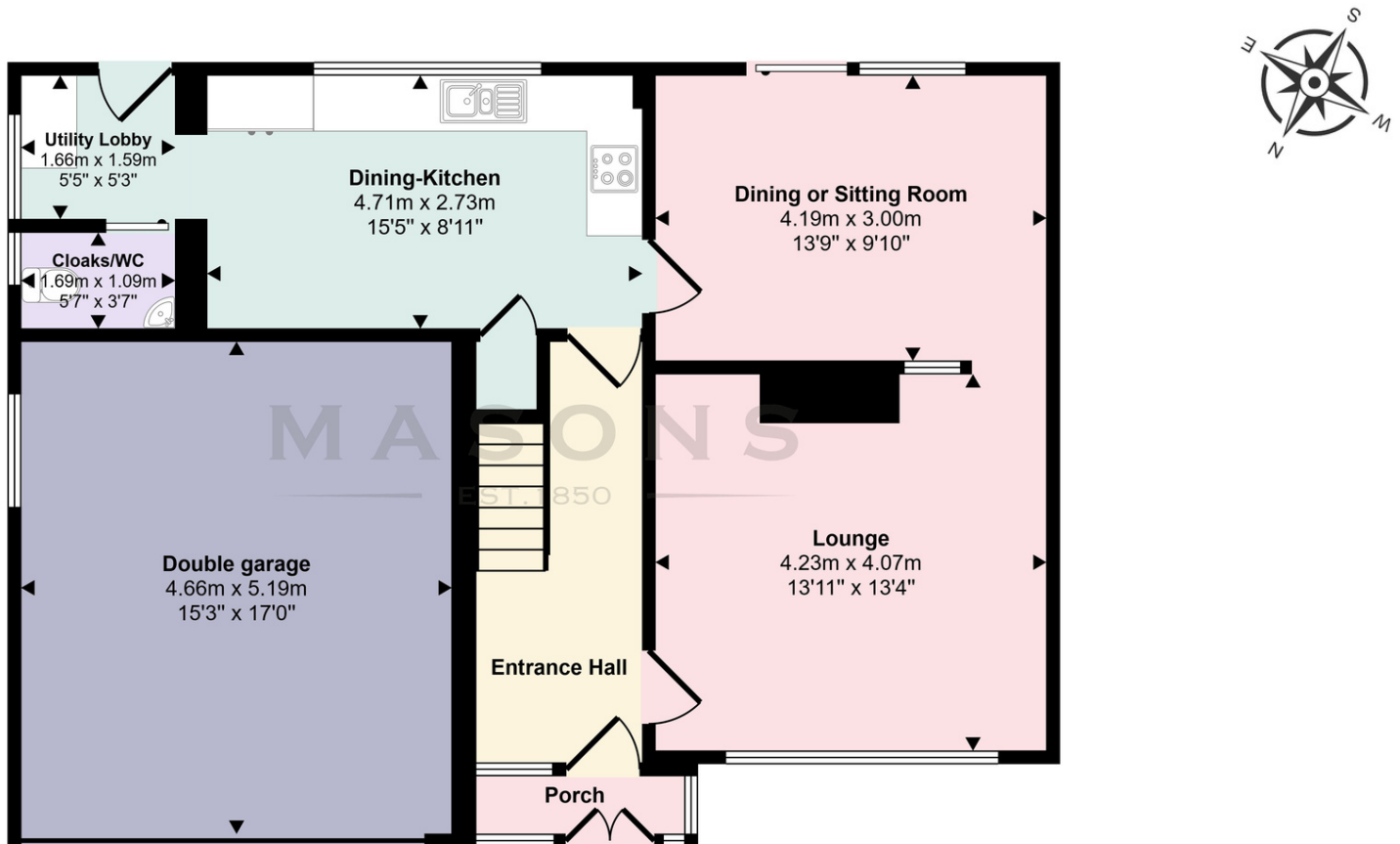
The **integral double garage** has a motorized, remote-controlled up and over door at the front, a double-glazed window on the side elevation, ceiling light points, power point, wall shelving, gas and electricity meters and the electricity consumer unit.



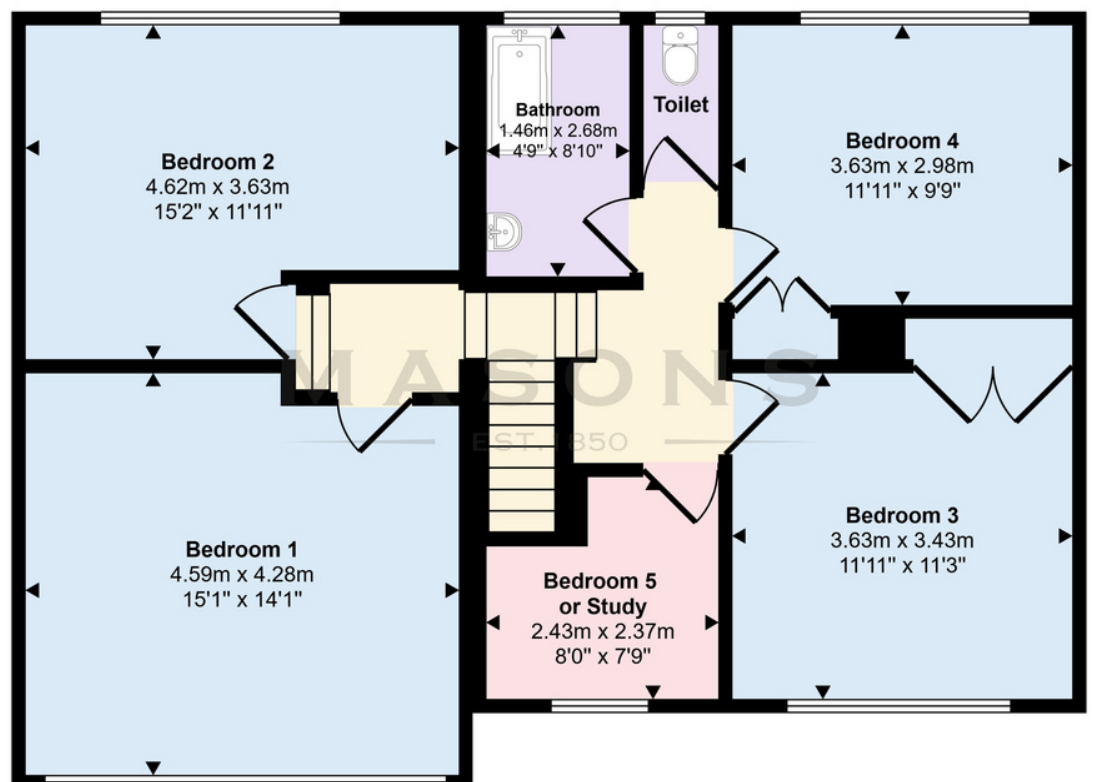


On the south side of the house and enjoying the sun for the majority of the day is a **good-sized garden**, principally laid to lawn with inset steps leading up and a mature tree on one side to the right. There is a paved patio along the width of the house with retaining block wall to the garden, climbing plants and an outside tap in boxed surround. The garden area is effectively a blank canvas with great potential for hard and soft landscaping.





Ground Floor
Approx 87 sq m / 934 sq ft



First Floor
Approx 84 sq m / 901 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
on the fringe of 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. There are parks in Westgate Fields and Hubbards 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.



The Lincolnshire Wolds

An area
of outstanding natural beauty

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

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: ///rank.agree.straw

Directions

From St James Church travel south on Upgate and at the traffic lights turn right along South Street. Follow the road which becomes Horncastle Road and proceed up the hill then turn first left into Vanessa Road. At the top of the hill bear left into Hunter Place and the house is then just a few yards along on the right.

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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