



10-12 Eastgate

Louth

M A S O N S

— Celebrating 175 Years —

IO-I2

Eastgate

Louth, LN11 9NE



Grade 2 Listed Cottage

Central town location

Beautifully presented throughout

South facing enclosed courtyard with views of
Church spire

No forward chain

Elegant reception room

Two double bedrooms and shower room

Gallery landing with study area

Kitchen diner with appliances

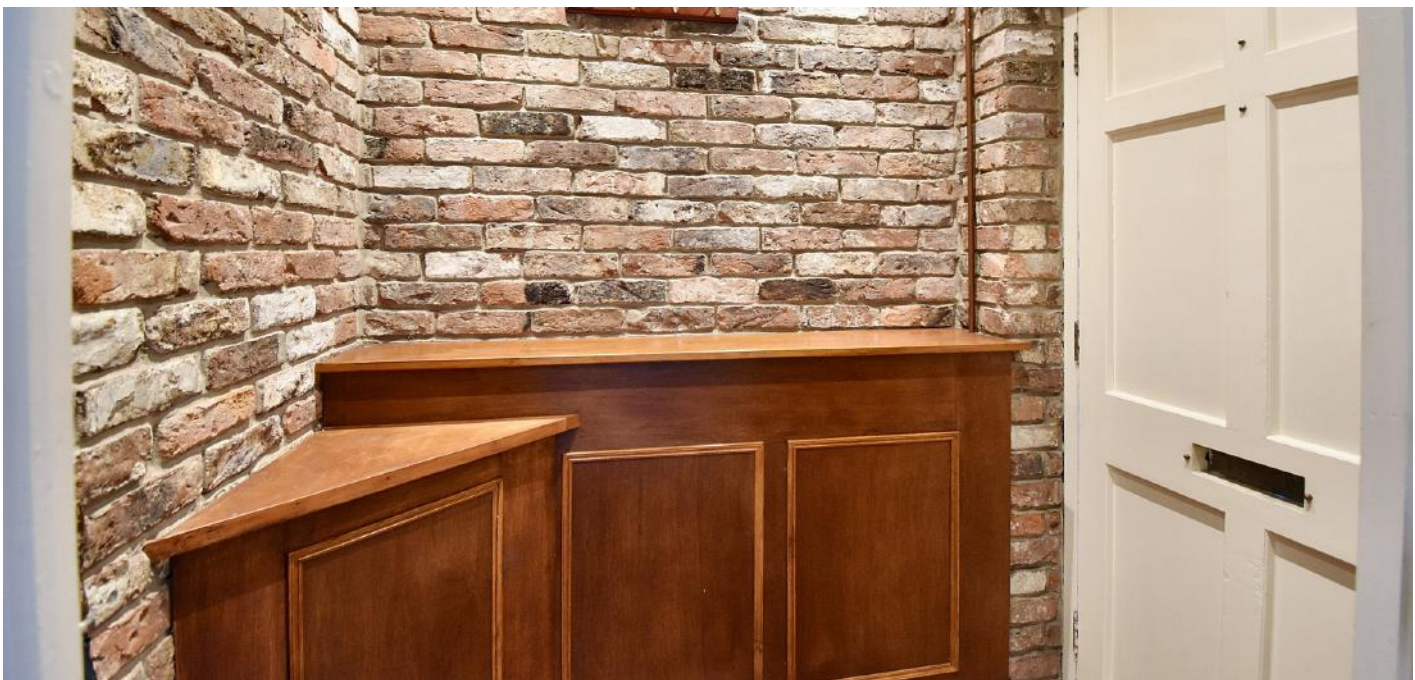
This beautifully appointed Grade II listed cottage is located in the heart of Louth, just moments from the historic marketplace and a range of local amenities. Immaculately presented throughout and offered for sale with no upper chain, the property combines period charm with modern comfort. The home features a welcoming layout with versatile living spaces and a private courtyard garden enjoying a sunny aspect and views of St James's Church spire.

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Ground Floor

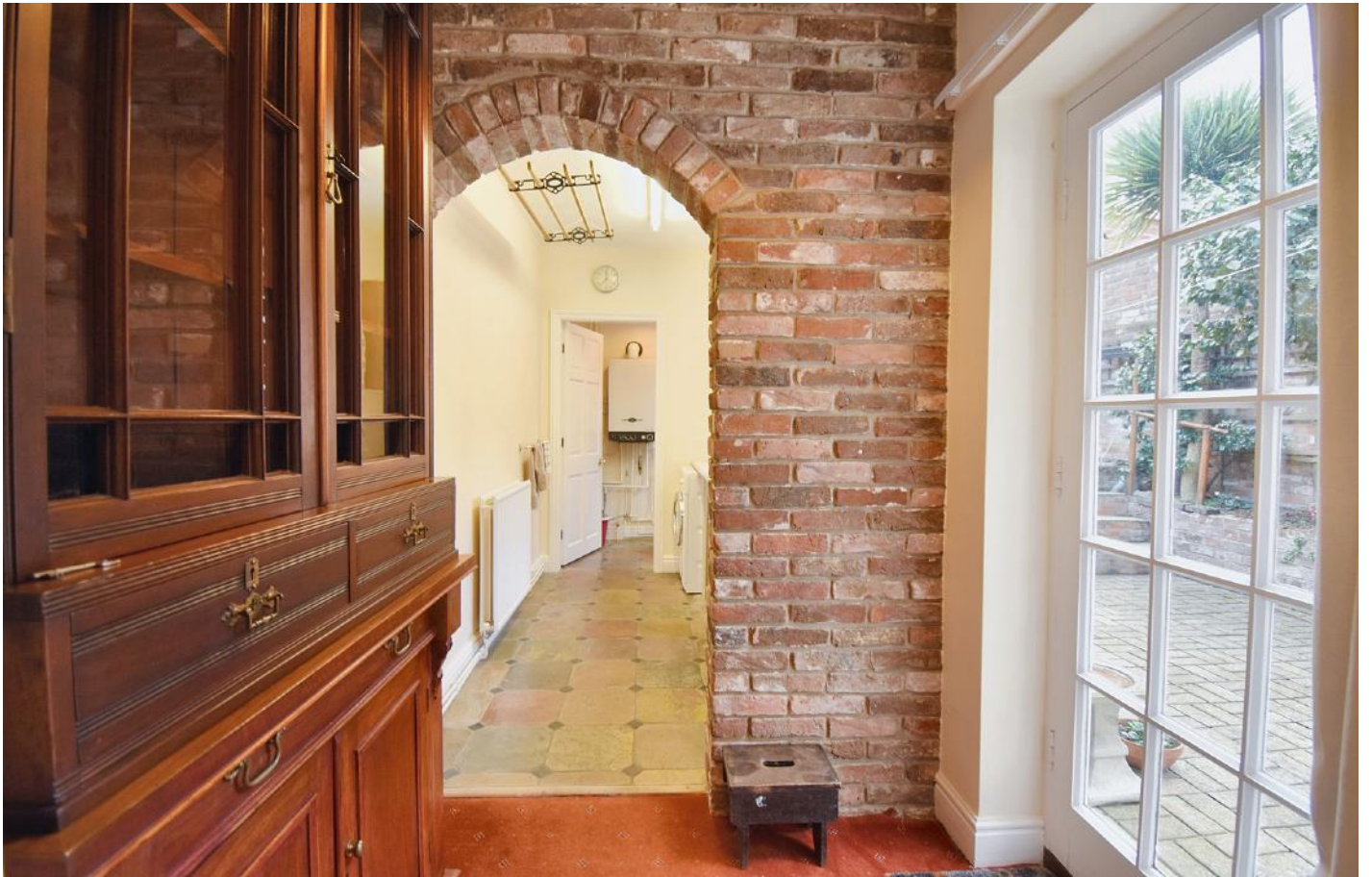
The entrance lobby provides a warm welcome with a tiled floor, decorative shelving and cloak hooks, leading into a hallway with a built-in storage cupboard. The breakfast kitchen is fitted with a range of base and wall units, tiled splashbacks, woodgrain worktops, and integrated appliances including a double oven, gas hob, extractor, dishwasher, and fridge freezer. To the rear, the spacious living room features a character fireplace and double doors opening to the courtyard. A connecting porch leads to a well-equipped utility room with worktop, sink, and space for laundry appliances. Completing the ground floor is a cloakroom with WC and gas fired central heating boiler plus access to the roof space.











First Floor

The first-floor landing enjoys natural light from a Georgian-style window and provides a galleried area ideal for use as a study or reading nook overlooking the courtyard. The main bedroom is a generous double with two sash dormer windows and a fitted triple wardrobe. The second bedroom is also a comfortable double, with a window to the front elevation and recessed lighting. The shower room is finished with tiled walls and includes a large walk-in shower enclosure, pedestal wash basin, WC, and electric shaver point.







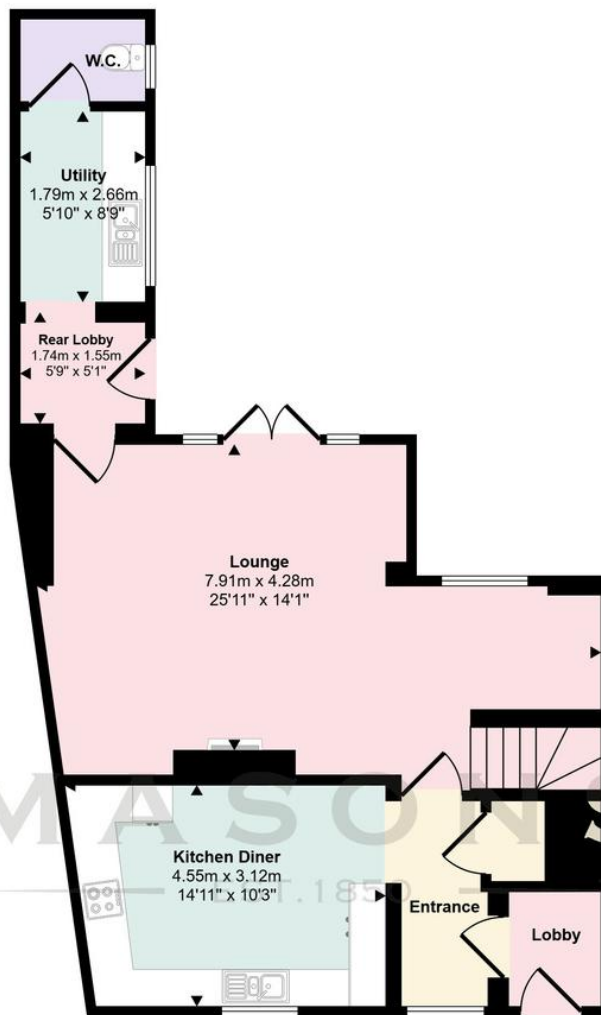
Outside

To the rear lies a fully enclosed, south-facing walled courtyard garden offering excellent privacy and a pleasant outdoor retreat. The area is attractively paved with gravel borders and a raised planted beds, complemented by a covered canopy ideal for storage. From this peaceful space, there are lovely views of St James's Church spire, adding to the charm and character of this delightful town centre cottage.

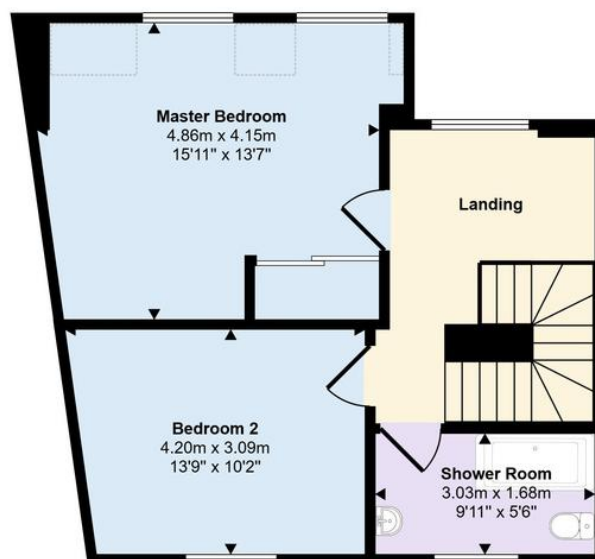








Ground Floor
Approx 66 sq m / 708 sq ft



First Floor
Approx 52 sq m / 557 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		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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: ///learns.horns.defeat

Directions

From St. James Church on Ugate, take the turning onto Eastgate and the property will be shortly on the right hand 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

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Louth, Lincolnshire
LN11 9QD

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