



3 Woodlands

Louth

M A S O N S

— Celebrating 175 Years —



3 Woodlands

Louth, LNI | OWS

Four bedrooms with ground floor studio annex

Walking distance to Louth town centre, schools, and amenities

Fully self-contained studio annex with kitchenette and wet room

Spacious kitchen diner plus useful utility room

Multiple reception rooms including lounge, snug, and galleried first-floor space

Characterful exposed brick fireplaces with cast-iron log burners

Master bedroom with en-suite plus large five-piece family bathroom

South-facing garden with private walled patio

Driveway parking and large double garage

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This substantial four or five bedroom detached property is located on a quiet private road and only a short walk from Louth's busy town centre, schools, and everyday amenities. Offering generous 4 bedroom accommodation across two floors plus a self-contained studio annex, the home is well-suited to families, multi-generational living, or those wanting flexible workspace. With multiple reception rooms, two kitchens, a double garage, and a south-facing garden, the property provides excellent space and versatility.





Ground Floor

The main entrance opens into a spacious hallway giving access to much of the ground-floor accommodation. The kitchen diner offers ample storage and worktop space, suitable for family meals and everyday use, and connects to a practical utility room.

There are several reception rooms on this level, including a comfortable lounge and a snug, each featuring an exposed brick fireplace with a cast-iron log burner, adding warmth and character. These spaces offer flexibility for use as a dining room, playroom, study, or additional sitting room depending on family needs.

A ground-floor bedroom is positioned conveniently for guests or those requiring single-level accommodation.

The self-contained studio annex is a major feature of the property. It has its own entrance, a kitchenette, and a modern wet room, making it ideal for extended family, visiting guests, independent teenagers, or potential rental income.





First Floor

The first floor provides the main bedroom accommodation. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a five-piece family bathroom, including a freestanding bath, walk-in shower, WC, wash basin, and bidet.

A standout feature of the first floor is the galleried reception room, which overlooks the snug below. This area can serve as a study, reading area, play zone, or hobby room and adds architectural interest to the layout.









Outside

The property enjoys a south-facing rear garden, allowing sunlight throughout the day. A well-sized patio area, enclosed by a high brick wall, provides a private and sheltered place for outdoor dining and relaxation. The rest of the garden offers ample room for lawn, planting, or further landscaping.

To the front, there is a driveway offering generous parking and access to the large double garage, giving secure vehicle storage or workshop potential.

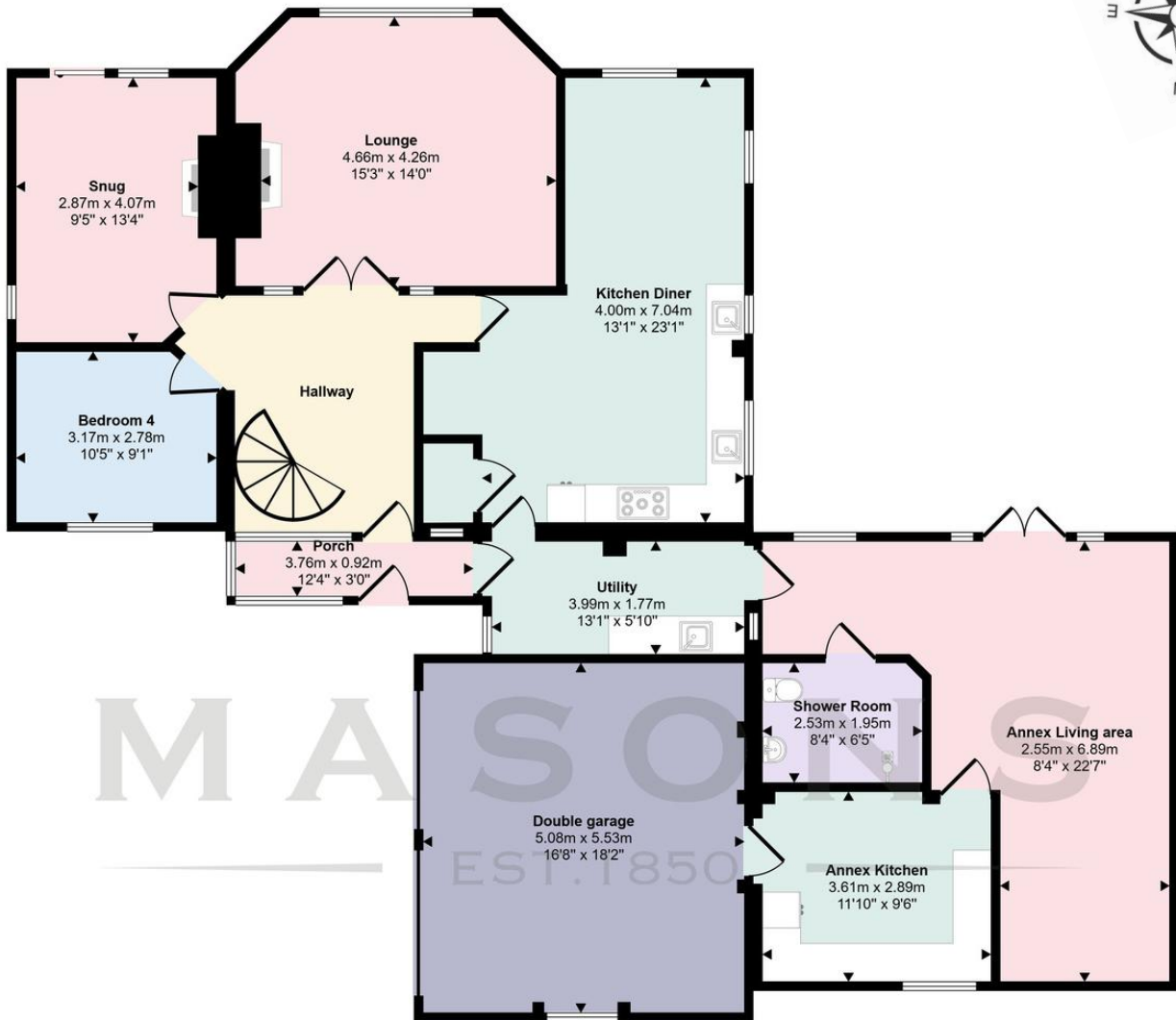
The property benefits from uPVC double glazing throughout and gas-fired central heating.



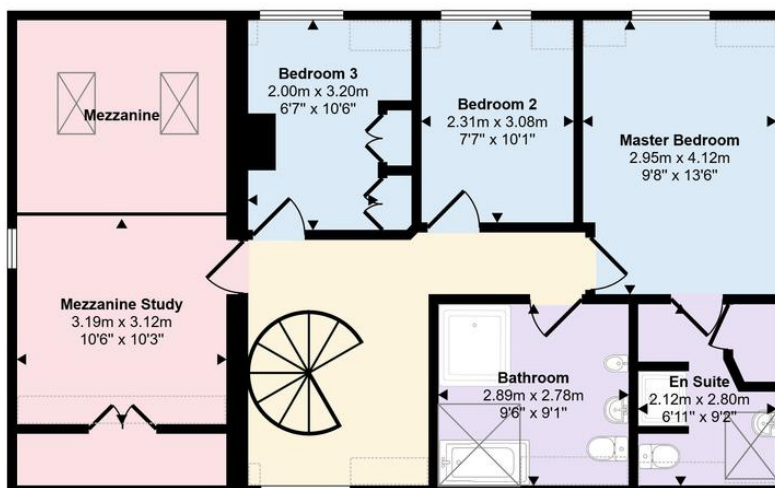




Approx Gross Internal Area
244 sq m / 2622 sq ft



Ground Floor
Approx 172 sq m / 1852 sq ft



First Floor
Approx 71 sq m / 769 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

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: ///nature.model.piles

Directions

From St. James' church proceed north on Ugate, turn second left into Mercer Row and follow the road through the town centre. Continue to the two mini roundabouts on the far side of town and at the second of these, turn left along Ramsgate and then turn third left into James Street. Wellington Street is the first turning on the right, proceed to the end and turn left onto woodlands and the property is along on the left.

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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