



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## 5 Upgate Louth LN11 9ER

**Guide Price £180,000**

This stunning 4 storey grade 2 listed Georgian townhouse has been sympathetically renovated and upgraded to an exceptional standard in recent years, resulting in a flexible and versatile family home found in the heart of the historic market town of Louth. With fantastic views over St. James church, the property itself is steeped in a rich and varied history, dating back to 1832 when it was first built and used as a notorious public house known as "the dog and duck" - see full brochure for more information on this background. The fantastic living space has been lovingly restored, retaining much of its character and charm, whilst at the same time offering tastefully refurbished and spacious rooms set over all floors, creating great versatility for potential purchasers. In our opinion, the property would suit families and first time buyers but could equally suit clients looking for a "bolt hole" or holiday let in the centre of Louth. The property benefits from full gas central heating with combination boiler, with the living accommodation comprised of: Entrance hallway, basement/ cellar, lounge, fitted kitchen, utility room. On the first floor there is a sitting room/optional bedroom, and family bathroom suite, with three bedrooms found on the second floor. Internal viewings of this stunning residence are highly recommended in order to truly appreciate the appeal of this wonderful property.

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#### Entrance Hall

16' 4" x 3' 3" (4.97m x 0.99m)

Entrance door to front, radiator, stairs leading to the first floor and descending into basement/ cellar

#### Basement / Cellar

16' 4" x 14' 11" (4.97m x 4.54m)

This large room has been renovated by the present owners and has been separated into two parts with wall lighting, electric sockets, window and has the added benefit of its own thermostat and electric wall mounted heaters. This room lends itself to a variety of uses including work from home space, hobby room amongst others

#### Lounge

6' 7" x 11' 9" (2.01m x 3.58m)

Stylish and comfort in equal measure, Georgian sash style window to front. Wooden flooring, attractive feature fireplace. T.V. aerial point

#### Kitchen/Breakfast Room

12' 0" x 10' 8" (3.65m x 3.25m)

A superb bespoke fitted kitchen, comprising base and eye level units with oak worktops, equipped with a Ceramic butler sink, space for cooker and under counter fridge/freezer and Velux window providing natural light. There's also a built in cupboard, housing the gas combi boiler. Door to side leads to Utility area / passageway

#### Utility Area

A useful area for storage, having secure door to front leading to outside. Fitted work surfaces.

#### Firstfloorlanding

6' 5" x 6' 4" (1.95m x 1.93m)

Landing area with wall lights. Doors lead to sitting room and family bathroom. Further staircase leads to 2nd floor landing.

#### Sitting room/ optional bedroom 4

9' 7" x 19' 8" (2.92m x 5.99m)

Two Georgian sash windows to front overlooking St. James Church. A stunning room providing the owner with fantastic flexibility; currently set up as a large and cosy sitting room, it could also be utilised as another bedroom if required. The superb ornate feature fireplace adds a lovely centrepiece to this room

#### Bathroom

6' 5" x 13' 10" (1.95m x 4.21m)

Perhaps one of the most impressive rooms created by the present owners, this superb large bathroom suite has two windows to the rear and features exposed brickwork and sympathetically restored original slat walling. The suite is comprised of a lovely roll top bath with shower attachment, a high level flush w.c. and pedestal wash basin, Renewed wooden floors and a heated towel radiator.

## 2nd floor landing

Provides access into all three bedrooms on the second floor

### Bedroom 1

13' 1" x 10' 0" (3.98m x 3.05m)

A delightful and generously sized double bedroom with wooden restored flooring, feature fireplace and radiator. T.V. aerial point. Stunning views of St James Church from the Georgian sash window to the front

### Bedroom 2

9' 6" x 6' 3" (2.89m x 1.90m)

Window to rear, wooden floor and radiator

### Bedroom 3

13' 1" x 6' 0" (3.98m x 1.83m)

Georgian sash window to front, radiator and wooden flooring. Views directly over St James church





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

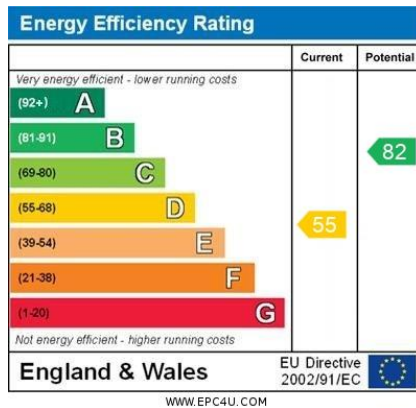






OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



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