



CROFTS ESTATE AGENTS

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



**1 Park Row
Louth
LN11 7AT**

**Offers in the Region Of
£365,000**

PRESERVED, RESTORED and IMPROVED are perfect ways to describe the care and attention to detail that the current owners have taken with this superbly presented THREE BEDROOM Georgian end of terrace house. Built in 1835 over three storeys the original build was extended to one end to add 50% more house at a later date to expand what is already ample accommodation. The property bursting with ORIGINAL FEATURES briefly comprises, modern kitchen breakfast room open plan through an arch to a dining area, stunning shower room and cloakroom to the ground floor with three large reception rooms plus office space to the next level including beautiful formal entrance hall plus three double bedrooms and elegant bathroom with claw foot bath and gold fixtures and fittings to the second floor. Outside the property has a stunning outdoor entertainment area with private bar and lounge with screened outside seating. The elevated plot sits high above the road and enjoys a good degree of privacy as it wraps around the building with off road parking on stone bonded driveway to the rear. The property sits on regular bus routes and is only a short walk from the heart of the bustling market town of Louth, its amenities, excellent schools and parks.

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Utility room

11' 3" x 4' 5" (3.43m x 1.34m)

As you enter the ground floor from the rear there is a wood glazed door and window, grey decor, wood laminate and ceiling light.

Shower room

4' 11" x 7' 9" (1.49m x 2.37m)

A large ground floor shower room has large enclosed glass shower, grey tiled walls and floor, radiator, frosted uPVC window, ceiling light, electric wall heater and white decor.

Cloakroom

6' 0" x 3' 7" (1.84m x 1.09m)

Coming off the shower room the cloakroom has matching white WC and sink, grey decor with feature wall, grey tiled floor and a wood frosted glazed door.

Kitchen breakfast room

10' 3" x 19' 6" (3.13m x 5.94m)

The current owners converted the ground floor into a stunning cooking and dining area. The kitchen has a range of cream wall and base units with large central island unit with sink, dishwasher and breakfast bar including black Quartz work top. The room has Range cooker and space for tall fridge freezer, two wood sash windows with wooden shutters,

Dining room

10' 9" x 10' 11" (3.28m x 3.34m)

Open plan to the kitchen breakfast room via a corridor to create a nice flow the dining room has polished black tiled floor, two tone decor, wood sash with wood shutters, open brick fireplace with multi fuel burner, radiator and four down lights.

Ground floor hallway

The ground floor hall is open plan to the utility area and has stairs up the the first floor, wood laminate floor, grey decor, storage cupboard, under stairs storage and radiator.

Formal entrance hall

A stunning formal entrance hall has imposing traditional wood door to hallway with period style tiled floor, wood panelled walls, original coving and dado rail plus ceiling rose and pendant light. The corridor then changes to a Karndeen floor leading to the back of the house.

Sitting room

13' 3" x 11' 3" (4.05m x 3.42m)

To the front of the house a stunning period fireplace impresses with Roman style surround, slate hearth and cast iron inset. The room has two sash windows with wooden shutters, varnished wood floor, radiator, ceiling rose, pendant light and white floor.

Formal dining room

11' 4" x 11' 6" (3.45m x 3.51m)

The middle room on the first floor has cast iron fireplace, sash wood window with wood shutters, varnished wood floor, stylish decor, ceiling rose, pendant light and period coving.

Lounge

11' 7" x 11' 7" (3.54m x 3.53m)

Part of the extended part of the building the lounge has been partitioned off to be a study and has exposed painted wood beams, cream carpet, blue decor, two uPVC windows, ceiling lights and radiator.

Study area

5' 10" x 11' 7" (1.77m x 3.53m)

A nice study area has uPVC window with space for desk and chair.

Stairs and landing to second floor

The stairs have green carpet and decor and lead to a split landing to bedroom two and the bathroom then up further steps to the two further bedrooms. There is large storage cupboard to the middle landing with pendant light to the top landing.

Bedroom One

17' 4" x 11' 4" (5.29m x 3.46m)

A grand main bedroom has three wood sash windows with wood shutters, original cast iron fireplace with slate surround, varnished floor boards, white and green decor, radiator, built in storage and pendant light.

Bedroom Two

11' 3" x 11' 7" (3.42m x 3.52m)

The second largest room is to the rear of the property and has uPVC window to the rear, original fireplace, neutral decor, varnished wood floor, picture rail, radiator and pendant light.

Bedroom Three

11' 3" x 10' 10" (3.44m x 3.29m)

A third double room has wood sash window to the side with wood shutters, cast iron fireplace, wood laminate floor, green decor, built in shelving, pendant light and radiator.

Family Bathroom

11' 3" x 5' 3" (3.44m x 1.60m)

A gorgeous bathroom has free standing claw foot bath with beautiful matching white WC with high cistern and sink all with gold fittings. The room has black panels walls and original cast iron fire surround to one end to add to the period feel. There is a frosted window, tiled floor, shower over bath with shower curtain and ceiling lights.

Bar and Lounge

15' 4" x 7' 3" (4.67m x 2.22m)

Outside the property has a superb and sizeable timber outbuilding with sloping roof which houses a bar and lounge area with is fitted out with decorated and panelled walls with mood lighting and bar fitted to one end. The room has bi-folding doors to the patio and windows.

Rear garden and patio area

The rear garden has gated and wall area which is low maintenance and ideal to keep the dogs in with lean to porch to the rear entrance and gate out the garden to the rear. A gate leads to the entertaining area with bar and lounge, patio area with timber screening to the side to the side of the garden with further extended patio and block paved area.

Side and rear garden and parking

The side of the garden has barked area with mature plants with block paved path leading to gravel path which leads to the car parking which is a recently laid stone bonded driveway, the lawn area and a gravel patio with space for seating and stairs to first floor entrance. The rear has a good sized lawn area and mature planted screening to the rear and side. Traditional railings run the length of the side wall to the road side with is at much lower level.



Tenure

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

Services

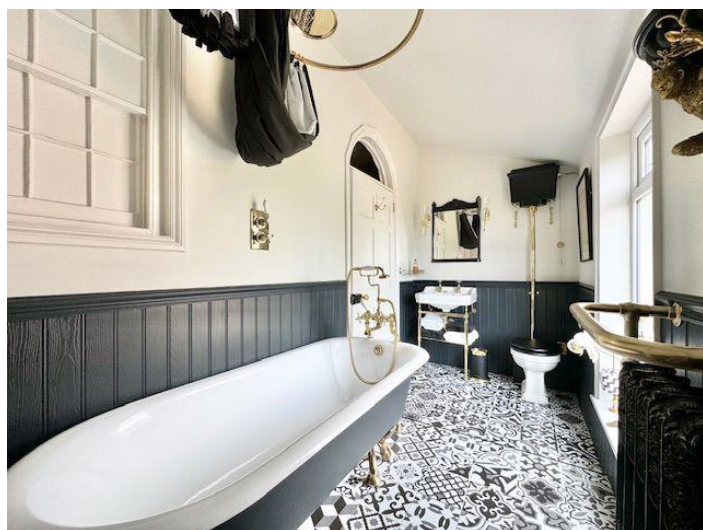
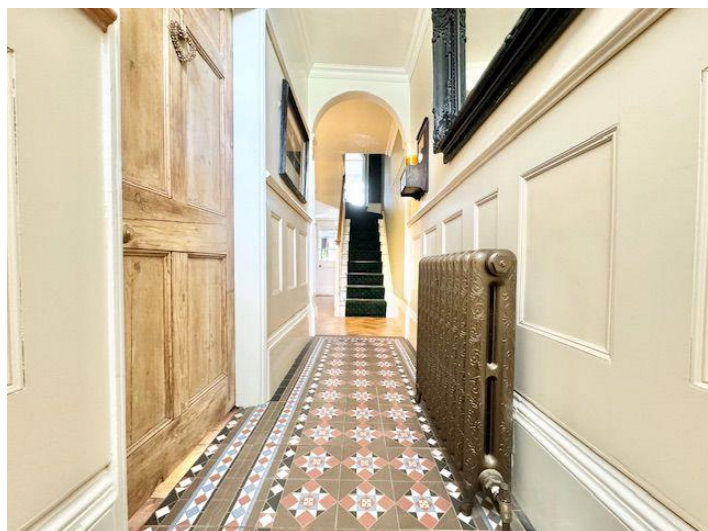
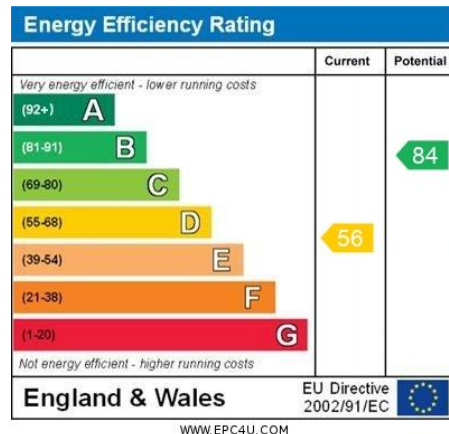
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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

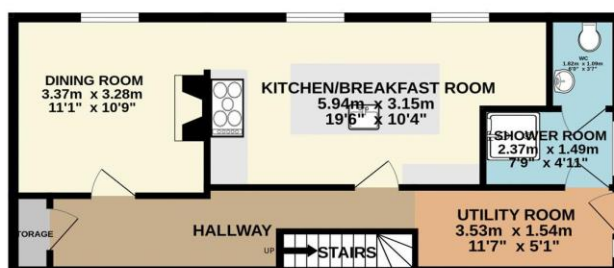




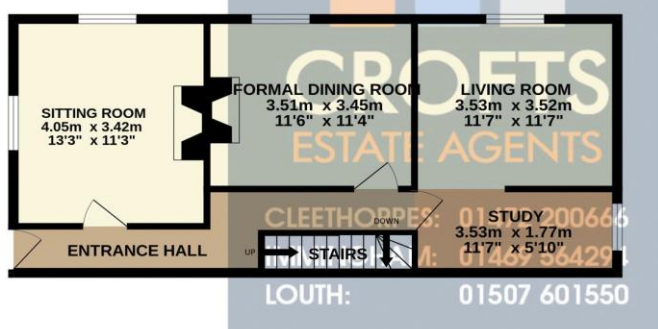
OPEN 7 DAYS A WEEK

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)

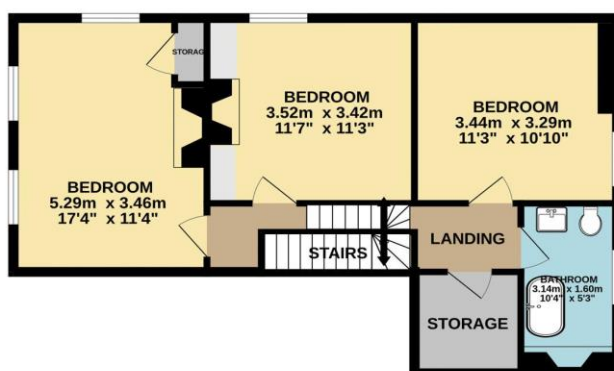
GROUND FLOOR
58.7 sq.m. (631 sq.ft.) approx.



1ST FLOOR
47.7 sq.m. (514 sq.ft.) approx.



2ND FLOOR
53.2 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA : 159.6 sq.m. (1718 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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