





# Louth Grange London Road Louth LN11 8QQ

A mid-19th century Victorian farmhouse situated on an elevated position on the outskirts of Louth, with no near neighbours and within private and mature grounds of approximately 1 acre (STS) with views across the Market Town of Louth, the Lincolnshire Wolds and across to the Lincolnshire coastline. The property has been sympathetically renovated by the current owners, retaining many of the property's original features. The property offers versatile living accommodation comprising of Entrance Vestibule, Hallway, Lounge with a fireplace and log burner, Dining Room with log burner, Sitting Room, Breakfast Kitchen with a separate Breakfast Area and a spiral staircase leading to a Games Room, fitted Kitchen with Range cooker and back-to-back log burner between the Kitchen and Breakfast Area, Snug, Study, Utility Room leading to a WC/Boiler Room, stairs leading to the First Floor Landing giving access to three Bedrooms, two having En-Suite Shower Rooms, Inner Hallway leading to Bedroom Four with a further En-Suite, Family Bathroom, separate WC and stairs to the Second Floor Landing leading to two further Double Bedrooms offering fantastic views towards the Lincolnshire Wolds. Outside there are two driveways providing ample off-street parking and access to a detached garage. There is a private patio seating area located off the Kitchen and opens into the mature paddock to the rear. Viewing of the property is essential to appreciate the accommodation on offer and the plot on which it sits within this sought-after location.

## £720,000

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29 Silver Street, Lincoln, LN2 1AS



## ACCOMMODATION

### VESTIBULE

7' 1" x 6' 11" (2.16m x 2.11m), with external door, two UPVC double glazed windows, quarry tiled flooring, cast iron radiator and hand-carved bas-reliefs based on motifs from the historic Bedroom fireplaces adorn the front door (and the fitted wardrobes in Bedroom One).

### HALL

With stairs to First Floor.

### LOUNGE

18' 5" x 15' 6" (5.61m x 4.72m), with UPVC double glazed bay windows, solid wood flooring, radiator, fireplace and surround with log burner, picture rail and ceiling rose.

### DINING ROOM

18' 5" x 15' 5" (5.61m x 4.7m), with UPVC double glazed bay window, luxury oak-effect vinyl flooring, fire surround and hearth with log burner, picture rail and cast iron radiator.

### SITTING ROOM

16' 9" x 13' 11" (5.11m x 4.24m), with UPVC double glazed window, quarry tiled flooring, feature fireplace, two radiators and storage cupboard.

### BREAKFAST AREA

13' 6" x 13' 5" (4.11m x 4.09m), with two UPVC double glazed windows, spiral staircase leading to the Games Room, tiled flooring, base unit with work surface over, Belfast sink, radiator and opening to the Kitchen.

### KITCHEN

13' 6" x 10' 0" (4.11m x 3.05m), with two UPVC double glazed windows, external door, tiled flooring, fitted with a range of wall and base units with drawers and work surfaces over, tiled splashback, Range cooker with extractor fan over, porcelain sink and drainer, space for fridge, heated towel rail, access to boarded loft storage and back-to-back log burner with the Breakfast Area.

### INNER HALLWAY

With UPVC double glazed window.

### SNUG

10' 6" x 8' 3" (3.2m x 2.51m), with UPVC double glazed window, tiled flooring and radiator.

### STUDY

10' 5" x 6' 8" (3.18m x 2.03m), with UPVC double glazed window and laminate flooring.

### UTILITY ROOM

17' 0" x 6' 5" (5.18m x 1.96m), with UPVC double glazed window, external door, tiled flooring, base unit with work surface over, Belfast sink and plumbing/spaces for washing machine and tumble dryer.

### WC/BOILER ROOM

With external door, tiled flooring, low level WC, wash hand basin and oil-fired central heating boiler.

### FIRST FLOOR LANDING

With window overlooking the balcony and radiator.

### BEDROOM 1

18' 5" x 13' 0" (5.61m x 3.96m), with UPVC double glazed bay window, original flooring, built-in wardrobes, feature fireplace and two radiators.

### BEDROOM 2

19' 4" x 11' 3" (5.89m x 3.43m), with UPVC double glazed bay windows, laminate flooring, two built-in wardrobes, feature fireplace and radiator.

### EN-SUITE

7' 10" x 4' 3" (2.39m x 1.3m), with tiled flooring, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

### BEDROOM 3

17' 3" x 13' 2" (5.26m x 4.01m), with UPVC double glazed window, feature fireplace, storage cupboard, airing cupboard housing the hot water cylinder, access to boarded loft storage and radiator.

### EN-SUITE

8' 5" x 4' 3" (2.57m x 1.3m), with tiled flooring, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

### INNER HALLWAY

Leading to Bedroom Four, Bathroom and WC.

### BEDROOM 4

15' 7" x 10' 2" (4.75m x 3.1m), with UPVC double glazed window, feature fireplace and radiator.

### EN-SUITE

8' 0" x 7' 1" (2.44m x 2.16m), with vinyl tiled flooring, low level WC, wash hand basin, bath with shower over, heated towel rail and extractor fan.

### BATHROOM

10' 1" x 8' 0" (3.07m x 2.44m), with UPVC double glazed window, vinyl flooring, bath, wash hand basin with drawers below, heated towel rail and spotlighting.

### WC

With low level WC, wash hand basin and vinyl flooring.

### GAMES ROOM (ACCESSED FROM BREAKFAST ROOM)

13' 6" x 13' 0" (4.11m x 3.96m), with UPVC double glazed window, oak flooring, radiator and pool table.

### SECOND FLOOR LANDING

With storage cupboard and access to two Bedrooms.

### BEDROOM 5

15' 8" x 13' 11" (4.78m x 4.24m), with UPVC double glazed window and radiator.

### BEDROOM 6

14' 11" x 13' 11" (4.55m x 4.24m), with UPVC double glazed window, radiator and built-in wardrobes (one housing the hot water cylinder).

### OUTSIDE

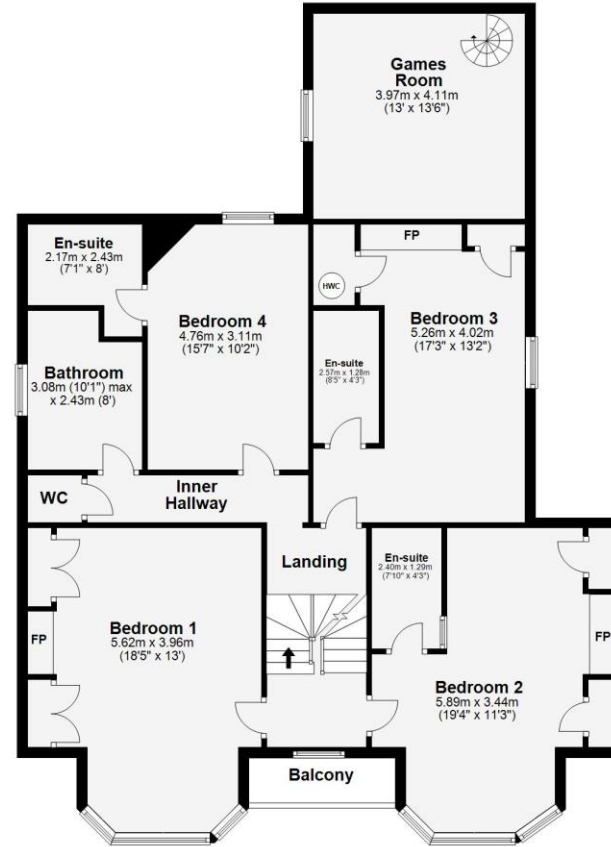
The property is situated within large grounds extending to approximately 1 acre (STS). There are two driveways providing ample off-street parking and access to a detached garage. To the South of the house there is a large gravelled parking area and more gravelled parking to the Western side of the house. The paddock is surrounded by mature trees and shrubs, adjacent to a secluded woodland area. There is a private courtyard seating area by the Kitchen.



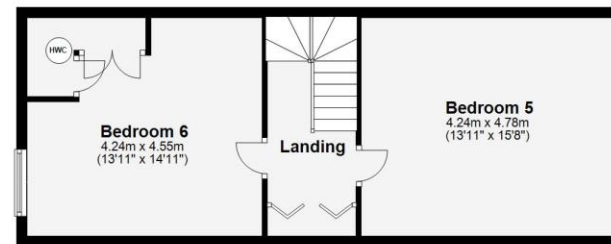
**Ground Floor**  
Approx. 167.7 sq. metres (1804.6 sq. feet)



**First Floor**  
Approx. 131.3 sq. metres (1413.7 sq. feet)



**Second Floor**  
Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 346.7 sq. metres (3732.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

## SERVICES

Mains electricity and water, Oil-fired central heating. Drainage to Septic Tank.

## EPC RATING – F

**COUNCIL TAX BAND** – D (East Lindsey District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

## LOCATION

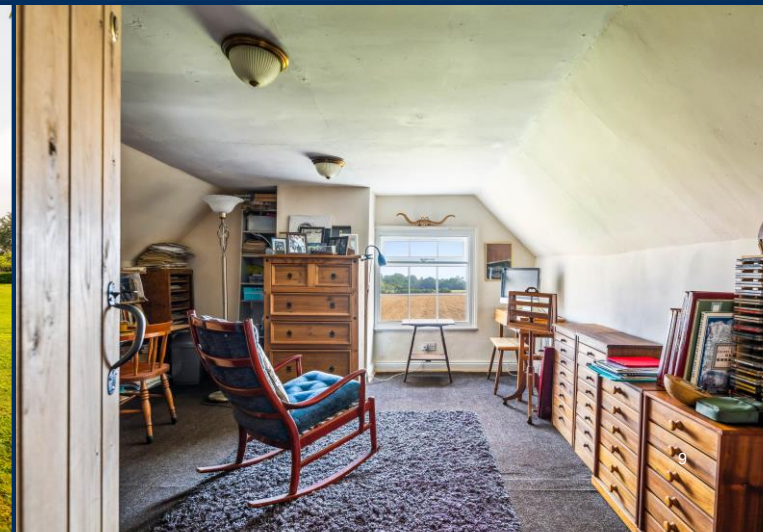
The historic Market Town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty, has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest Medieval parish church spire of approx. 287 feet / 87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavillion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre.

Excellent local schools include the Ofsted 'Outstanding' graded Kidgate Academy Primary School and King Edwards Grammar School. There are a variety of GP practices and Hospital, NHS and Private Dentists. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce.









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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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