



5 Shaws Mews, Louth, LN11 9DQ
Guide Price £249,995

TES Property are delighted to offer a charming mews cottage located in a popular and highly regarded area on the West side of town, the property boasts magnificent views of St James church and is within easy reach of all the local amenities that Louth has to offer, along with a short walk from Hubbards Hills. Benefitting from Two double bedrooms both having their own en suites, a charming and well appointed dining kitchen and a spacious living room. There is a fully enclosed private court yard garden to the south of the property, ideal for alfresco dining, a single garage and an allocated parking space. The property is well maintained and decorated to a high standard throughout. Viewing is highly recommended.

Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It 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 Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. 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 as well as three supermarkets; Morrisons, Co-Op and Aldi.

School Catchment Area

This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School.

As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

Entrance Hall



Enter the property through a part glazed hard wood door with decorative glazed panels into a welcoming spacious entrance hall with hard wood doors leading to all ground floor rooms. A return staircase with balustrade and spindles leads to the first floor landing with a tall arched picture window offering magnificent views of St James Church. There is a useful storage space under the stairs

with motion detector light, oak effect Karndean flooring and a radiator.

Ground Floor Cloakroom

Fitted with a white two piece suite comprising a close coupled W.C, a wash basin with a tiled splash back and a chrome heated towel rail. The oak effect Karndean from the entrance hall continues into the cloak room.

Living Room 16'3 x 12'4 (4.95m x 3.76m)



A lovely light and airy room benefitting from dual aspect windows, a uPVC double glazed window to the rear aspect and a bespoke wooden low window to the south overlooking the court yard garden. A feature electric fire with a painted wooden surround and marble inset and hearth provides a focal point, there is a TV aerial point, coving to the ceiling, recessed ceiling lights and a central heating radiator.

Dining Kitchen 16'3 x 11'00 (4.95m x 3.35m)



The well appointed dining kitchen is fitted with a comprehensive range of traditional cream coloured shaker style wall and base units with two draw units, a tall cupboard and wine rack. There are a number of integrated appliances including a washing machine, separate fridge and freezer, electric oven and four burner ceramic hob with extractor fan above. The contrasting work tops run along three sides with a ceramic double sink and drainer with chrome mixer taps. A uPVC double glazed window to the rear aspect and a further two uPVC double glazed windows to the front and side aspect. There are two radiators, services for a dishwasher as well as Karndean flooring with a tile effect and decorative border.

First Floor Landing



Providing access to the two first floor bedrooms, magnificent view of St James Church through the arch window. There is access to the part boarded loft space with a pull down ladder.

Bedroom 1 16'2" x 10'1" (4.95m x 3.08m)



Tastefully decorated and benefitting from two double built in wardrobe and an airing cupboard which houses a radiator and an electric towel rail. There are two uPVC double glazed windows to the rear and one to the front, a radiator and door leading to the en suite.

En-Suite Bathroom 8'11 x 5'7 (2.72m x 1.70m)



Fitted with a three piece suite comprising a bath with telephone style mixer shower attachment, a wash basin and a W.C. The walls are part wood panelled with a dado rail, there is a heated towel rail, extractor fan and a uPVC frosted window.

Bedroom 2 11'00 x 10'3 (3.35m x 3.12m)



A spacious room with a uPVC window and central heating radiator. A door leads to the en suite shower room.

En-Suite Shower Room 7'11 x 5'7 (2.41m x 1.70m)



Having a three piece white suite comprising a corner shower unit which is fed from the c h boiler, a W.C and a wash basin. The walls are part wooden panelled with a dado rail, a heated towel rail, an extractor fan and a uPVC double glazed frosted window.

Outside



The property is situated on a small development of a similar style mews dwellings and benefits from two allocated parking spaces and a single garage space.

Court Yard Garden



A charming enclosed court yard garden to the south of the property with a brick wall to the boundary and a wooden gate offers a secluded tranquil space for alfresco dining. The area has raised flower beds with well established creeping plants softening the boundary wall, there is also a wooden shed, an outside tap and two security lights. The area is mainly gravelled.

Single Garage & Parking 19'0" x 8'2" (5.8 x 2.5)

The single semi detached garage has an up and over door, power and lighting.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

January 2025.

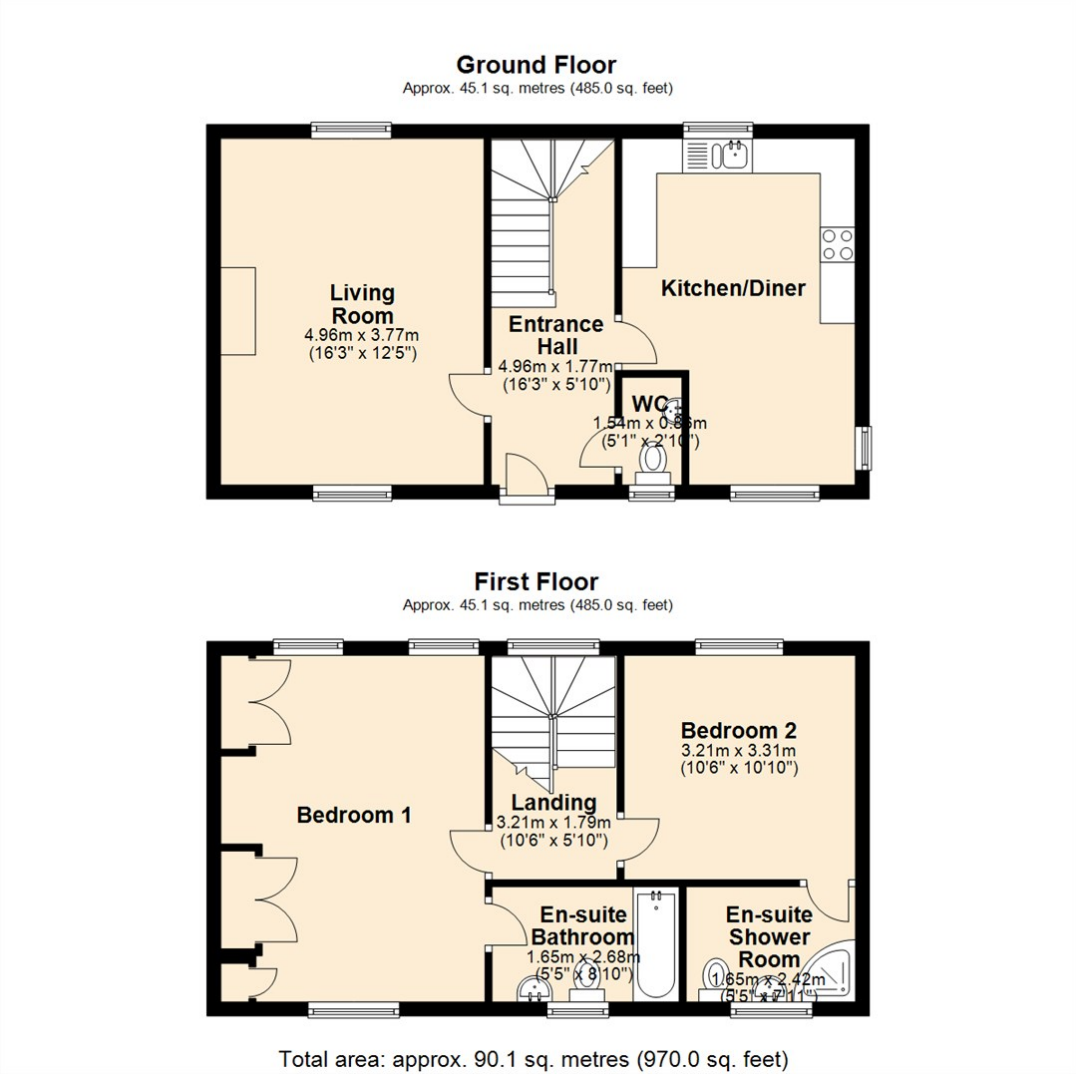
Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

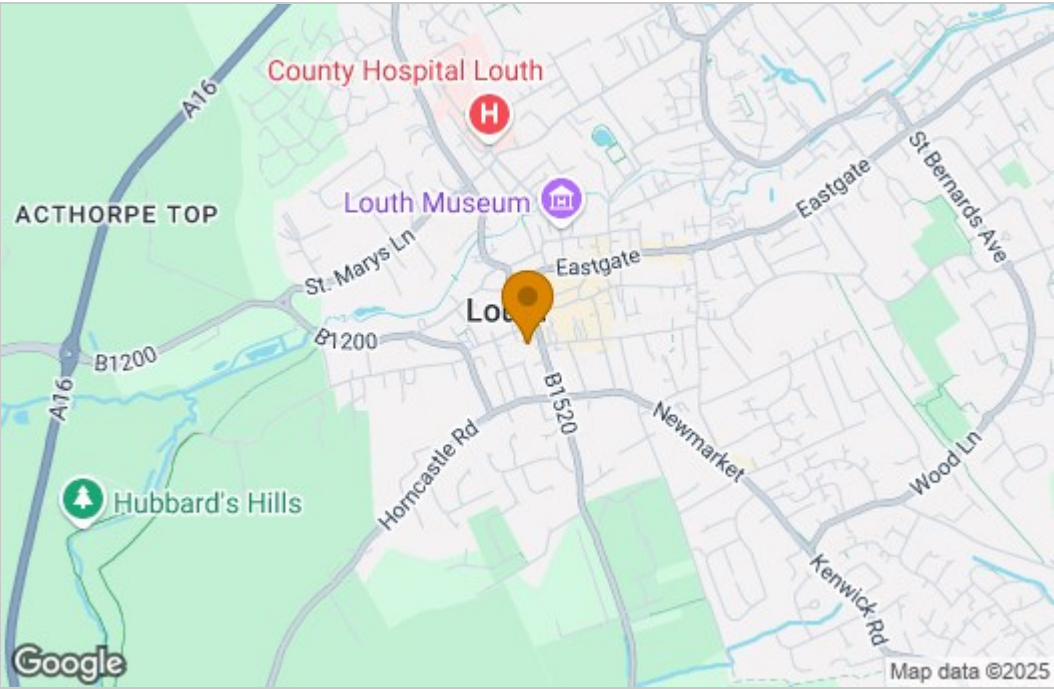
Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

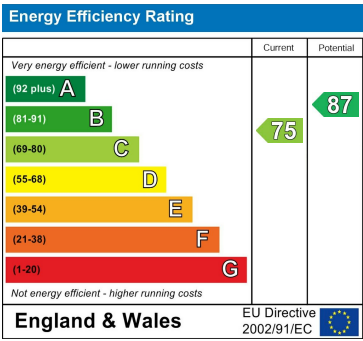
Floor Plan



Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.