

53 Broadbank

Louth

MASONS

SINCE 1850

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Louth
LN11 0EW



Cosy lounge with a multi-fuel fireplace, providing a welcoming focal point

Modern kitchen diner with open-plan living into the lounge

Separate utility room providing useful additional storage and practicality

Stylishly renovated throughout, combining modern finishes with practical living spaces

Central town location with shops, amenities and everyday essentials within easy reach

Split-level rear garden offering a variety of spaces for relaxing, gardening or outdoor dining

Flexible third bedroom, ideal for a home office, dressing room or occasional guest bedroom

This renovated mid-terrace property offers stylish, modern accommodation with a blend of contemporary finishes and traditional character. The reconfigured ground floor features a modern kitchen diner flowing into the lounge, featuring a multi-fuel burner. An exposed brick feature wall and Italian-style ceramic flooring add character to the entrance hall.

The property offers three good-sized bedrooms, a contemporary shower room and a separate utility room with direct access to the split-level rear garden. Outside, a courtyard provides an ideal space for entertaining, with steps leading to the raised garden beyond.

Having benefited from substantial improvements over approximately the last eight years, including a full rewire, new boiler and upgrades throughout, this appealing home combines a practical layout with individual character. Conveniently situated in the town centre, local amenities are within easy reach.

The entrance hall sets the tone for the property's thoughtfully renovated interior, featuring stylish Italian-style ceramic flooring and an exposed brick feature wall which adds texture and character. The combination of contemporary finishes and industrial-inspired detailing creates an attractive and distinctive welcome. The hallway provides access to the separate utility room and also access leading through to the open-plan kitchen diner and lounge, connecting the main living spaces and enhancing the practical layout of the home.



Located to the rear of the property, the separate utility area offers a practical addition to the accommodation, with plumbing for a washing machine and space for additional household storage. Overlooking the split-level rear garden, the room also benefits from direct access outside, providing convenience for access to the garden.













The modern kitchen features a distinctive combination of navy and soft blue cabinetry, complemented by warm wooden worktops and grey tiled splashbacks. The contrasting colours and textures create an individual finish, while the fitted hob and cooker provide a practical space for everyday cooking. There is ample room for a four-seater dining table, creating a sociable setting for family meals and entertaining. The open-plan layout continues through to the lounge, with a step down subtly defining the living space while maintaining a natural flow between the two areas. The kitchen also benefits from access through to the downstairs bathroom, adding further practicality to the ground floor accommodation.









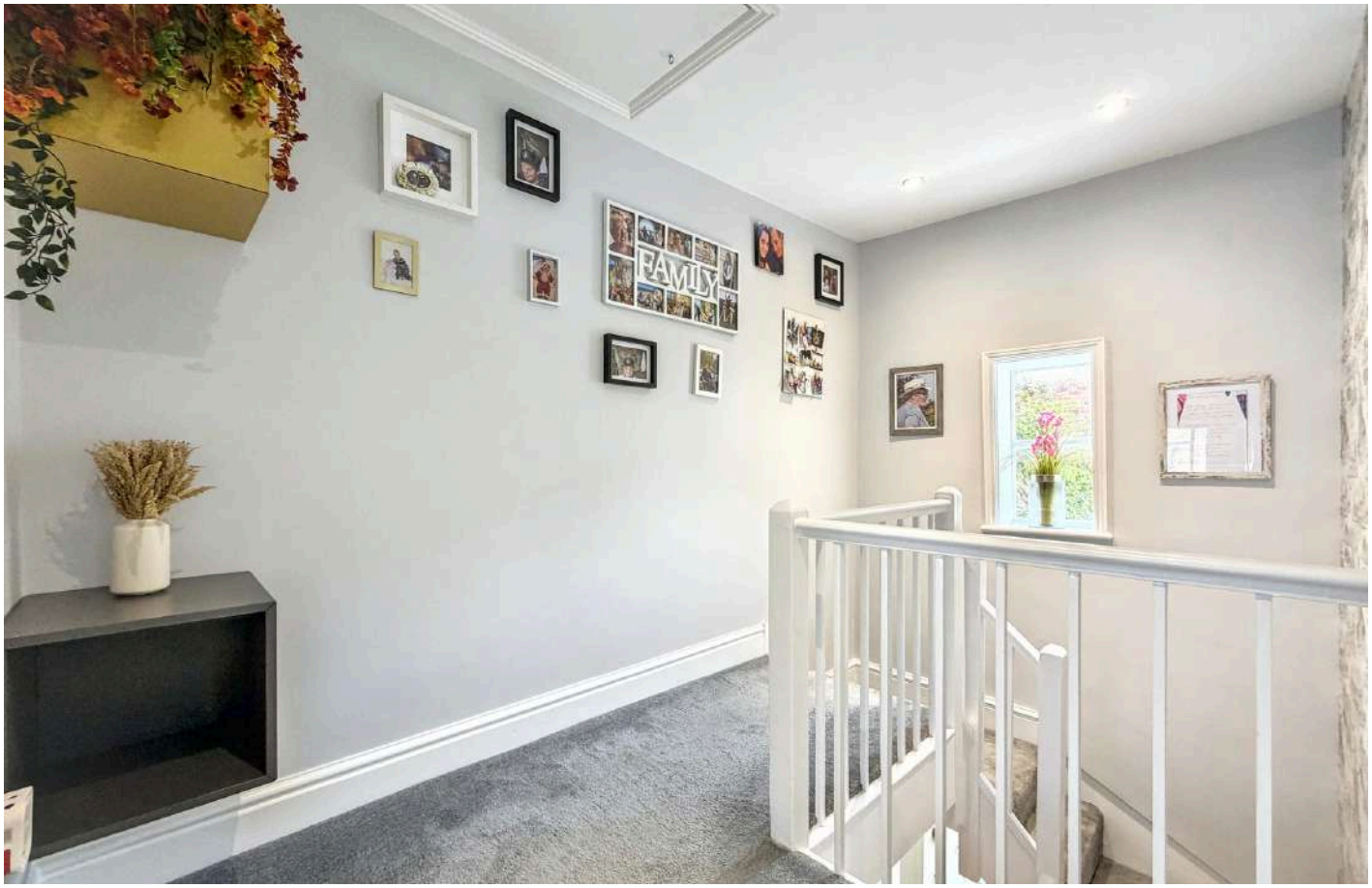
The lounge flows through from the kitchen diner via an attractive archway, with a step down creating a natural separation between the two areas while retaining the open-plan layout. A large window allows plenty of natural light into the room, while the modern multi-fuel fireplace provides an attractive focal point. The space offers a comfortable area to relax, with the fireplace adding a cosy feel during the colder months.



The downstairs shower room has been finished to a high modern standard, with a stylish and contemporary feel throughout. The shower enclosure features modern Mermaid board panelling, complemented by matching splashback detailing for a coordinated finish. A floating storage shelf provides useful space for toiletries, while the heated towel rail adds a practical finishing touch. The overall design makes good use of the space, with modern fittings and clean finishes creating a smart and well-maintained room.






FAMILY

The first-floor landing is bright and spacious, providing access to all three bedrooms and creating a pleasant transition between the ground and first-floor accommodation.

The principal bedroom is a generous double room, finished in a smart and neutral style to create a comfortable and inviting space. A particular feature is the built-in wardrobes, which provide practical storage while adding character to the room. Their traditional detailing offers a nod to the property's original charm, sitting nicely alongside the more modern finishes introduced throughout the renovation. The room offers ample space for bedroom furniture, making it a practical and appealing principal bedroom.







Following through from the landing, bedroom two is a good-sized double room situated to the rear of the property, enjoying views over the split-level garden. A large window allows plenty of natural light into the room, while the modern built-in wardrobes provide useful storage. Bedroom three offers a versatile additional space, ideal for use as a single bedroom, home office or study. There is sufficient room for a sofa bed, making it equally suitable as an occasional guest bedroom and providing flexibility to suit a variety of needs.













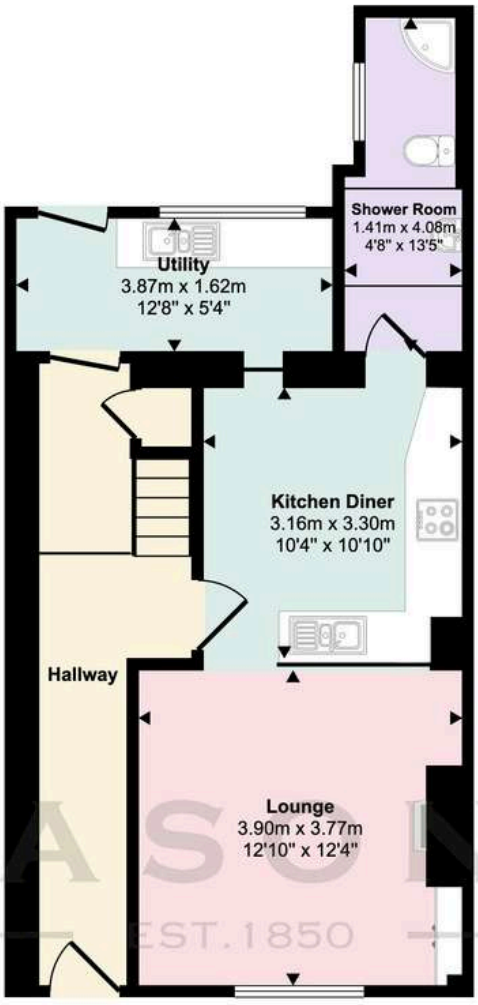




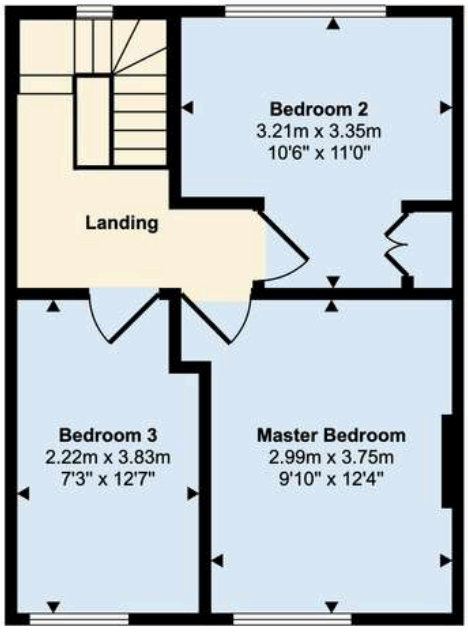
The rear garden offers a particularly appealing feature of the property, with its split-level layout creating a variety of spaces to enjoy throughout the seasons. Accessed directly from the utility room, the lower courtyard garden provides an ideal setting for outdoor dining, entertaining friends or simply enjoying a quiet spot outside. An external tap adds everyday practicality, while a set of attractive steps leads up to the raised garden beyond, adding interest and making good use of the different levels. The upper section offers further scope for planting, garden furniture or a relaxing seating area, allowing the space to be arranged to suit individual tastes. The combination of the courtyard and raised garden creates a garden with plenty of character, offering more than one area to enjoy.


53

Approx Gross Internal Area
92 sq m / 991 sq ft



Ground Floor
Approx 54 sq m / 578 sq ft



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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.

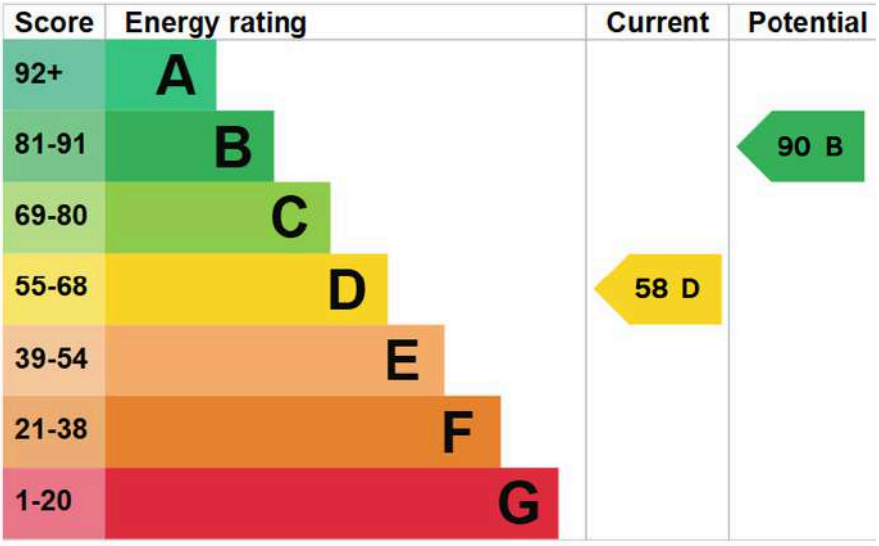


For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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.



Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

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: ///join.slim.bolt

Directions

From the traffic lights by St James' Church, travel north along Bridge Street into Grimsby Road and take the first right turn along Cisterngate. Continue to the T-junction with Broadbank, turn left and the property will then be found towards the mid point of the hill on the lefthand side located in the row of 2 storey mid terrace properties.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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Louth, Lincolnshire
LN11 9QD

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