



11 Lime Grove

Louth

M A S O N S
— Celebrating 175 Years —

11 Lime Grove

Louth,
LN11 0AT

Three-bedroom semi-detached house on quiet residential road

Spacious lounge with fireplace and connecting doors to dining area

Open-plan kitchen diner with patio doors to the garden

Detached brick garage with power, lighting and remote door

Driveway parking for multiple vehicles

Lawned rear garden with patio and sunny south-west aspect

Separate building plot available with planning for a detached house

Ideal family home or first-time buy with scope for expansion

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A covered storm porch leads into a welcoming entrance hallway, newly decorated and finished in grey tones with new carpeting, timber balustrade, and understairs storage. To the front, the lounge is a light and spacious room with a large window, tiled fireplace and inset coal-effect gas fire—a cosy focal point for the room.



Glazed double doors lead through to the kitchen diner, which extends across the rear of the home and opens onto the garden via sliding patio doors. The kitchen is fitted with timber-effect units, marble-look laminate worktops, and integrated appliances including a single electric oven, Bosch four-ring gas hob and extractor. A stainless steel sink sits beneath the rear window, while plumbing is in place for a washing machine and under-counter fridge. Timber panelling adds warmth to the dining area, and a frosted-glass side door provides convenient access to the driveway.



Upstairs, the landing is newly carpeted and features a side window, loft access and attractive wallpaper detailing. A cupboard to the side houses the hot water cylinder with shelving for laundry. There are three bedrooms: two generous doubles (front and rear) and a third single bedroom with a large over-stairs cupboard for linen or storage.



The family bathroom is modern and well-proportioned, with a panelled bath, corner shower cubicle with thermostatic mixer, low-level back-to-wall WC, and pedestal wash basin. Finished with full-height modern tiling, floor tiles, ceiling spotlights and a chrome heated towel rail, the room is both functional and stylish.





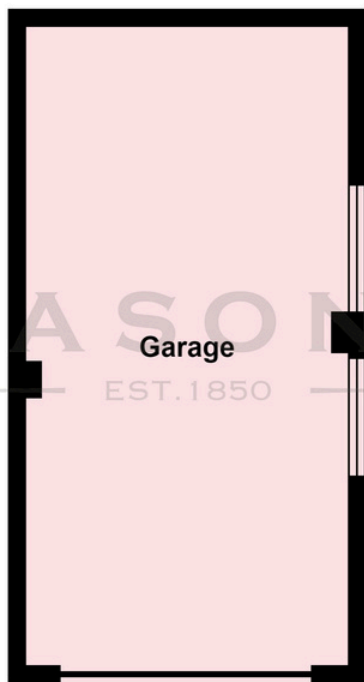


The front garden features a lawn and mature borders behind a dwarf brick wall and wrought-iron double gates. A concrete driveway provides ample parking and leads to a detached single garage of brick construction with remote-controlled electric up-and-over door, lighting, power, concrete floor, and shelving. Security lighting is installed to the exterior, and double windows to the side allow natural light in.

The rear garden enjoys a sunny south-westerly aspect and is laid to lawn with planted borders, paved pathways and a patio seating area beside the house. Fencing provides privacy on all sides, and an arched brick wall with gate connects the garden to the driveway. There is also an outside tap, light, and water butt for garden use.

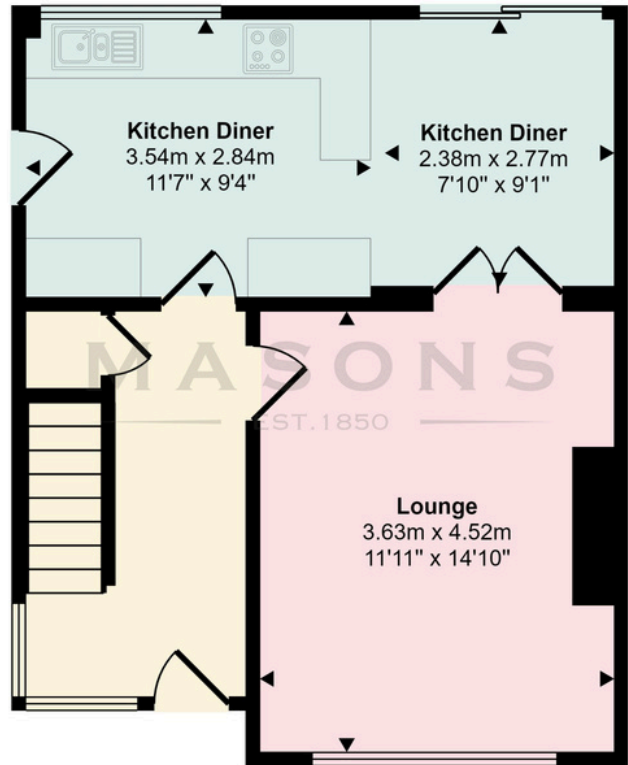
Behind the main garden, a separately available building plot offers a unique opportunity. With full planning permission for a detached three-bedroom house, the plot can be purchased independently or in addition to the main home—ideal for those seeking multigenerational living, a self-build project or an investment opportunity.



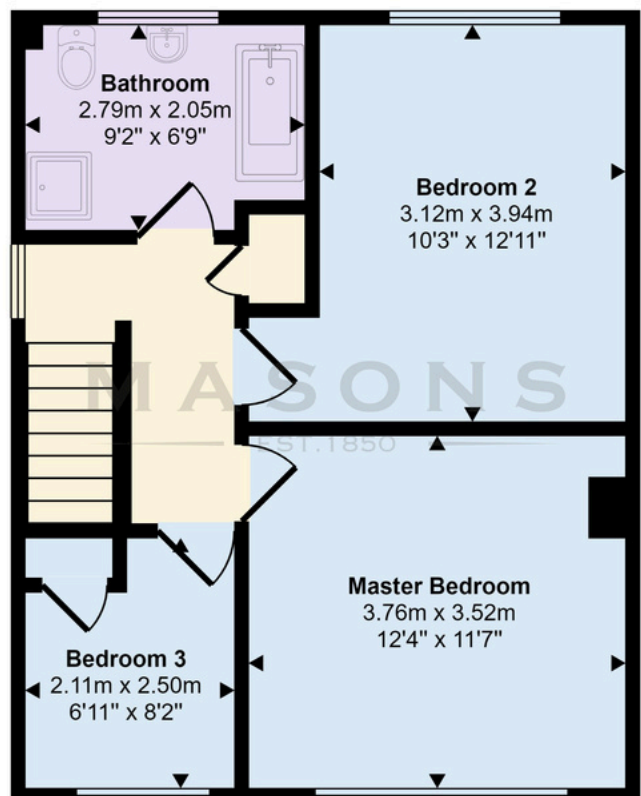


Garage

Garage
Approx 14 sq m / 154 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft



First Floor
Approx 46 sq m / 496 sq ft

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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

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

Directions

From St. James' Church, travel south on Upgate and turn left into Mercer Row. Continue through town to the mini roundabouts and turn left at the second into Ramsgate. At the next roundabout, take the second exit onto Ramsgate Road. Turn second left into Victoria Road, continue to the crossroads and turn right onto Keddington Road. Lime Grove is the next left; No. 11 is on the left-hand side.

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.

M A S O N S

EST. 1850

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