



Lindenfels

Louth

M A S O N S
— SINCE 1850 —



Lindenfels

9 Grimsby Road, Louth
LN11 0ED

Central town location

Situated along a private lane

Large plot

Spacious family accommodation

4 generous bedrooms

Spacious driveway and double garage

Conservatory, Lounge, Dining room

Mature gardens

MOVEWITHMASONS.CO.UK
01507 350500

An excellent opportunity to acquire this spacious four-bedroom family house which sits in an elevated and private position along a private road, away from the hustle and bustle of town yet just a few minutes' walk to the centre of Louth with its shops and amenities. Lindenfels sits on a large plot having an extensive driveway with large front and rear gardens, making it ideal for growing families. Internally, the property briefly comprises entrance hall with WC, lounge, conservatory, dining room, kitchen, pantry and adjoining double garage, whilst to the first floor are four double bedrooms, along with family bathroom. The property offers great potential for further development and must be seen in person to be fully appreciated.

The property is believed to date back to the 1960s and is built to an individual and high standard with unique design features with a pitched roof incorporating dormer windows, enjoying uPVC double-glazed windows and doors all round, along with gas-fired heating from a modern Worcester system.





Spacious hallway with turned staircase to first floor, storage cupboards and door off to the WC. Off to the left is the spacious lounge which has large windows facing the garden, feature fireplace and connecting doors through to the west-facing conservatory, which enjoys sun all afternoon and evening. Also off the hallway is the dining room with dual aspect windows which could lend itself to a variety of uses, and the breakfast kitchen which has a good range of fitted base and wall units with built-in appliances, windows to two aspects and a useful breakfast bar to one side. A door off the kitchen gives access to the pantry and a door to the side leads to the rear lobby with access door to the driveway and a connecting sliding door to the large double garage, which benefits from remote roller electric door, along with further rear pedestrian access and alcove with space and plumbing for white goods and also housing the Worcester gas-fired boiler.





Delightful galleried landing with window to front and loft hatch to roof space. The master bedroom is a particularly large room with windows to front and rear. Ample space for dressing area to side and good range of built-in wardrobes, with connecting door through to further bedroom, also double in size with dual aspect windows and eaves storage, with the spaces having potential to create further bedrooms/en-suite or separate individual access if required. Off to the left is a further double bedroom with dual aspect windows, eaves storage and built-in wardrobes. The fourth and final bedroom is also a double in size with dual aspect windows and wardrobes with mirrored sliding doors. The family bathroom is particularly spacious with window to rear, three-piece suite with bath and shower above, built-in storage and tiled walls.



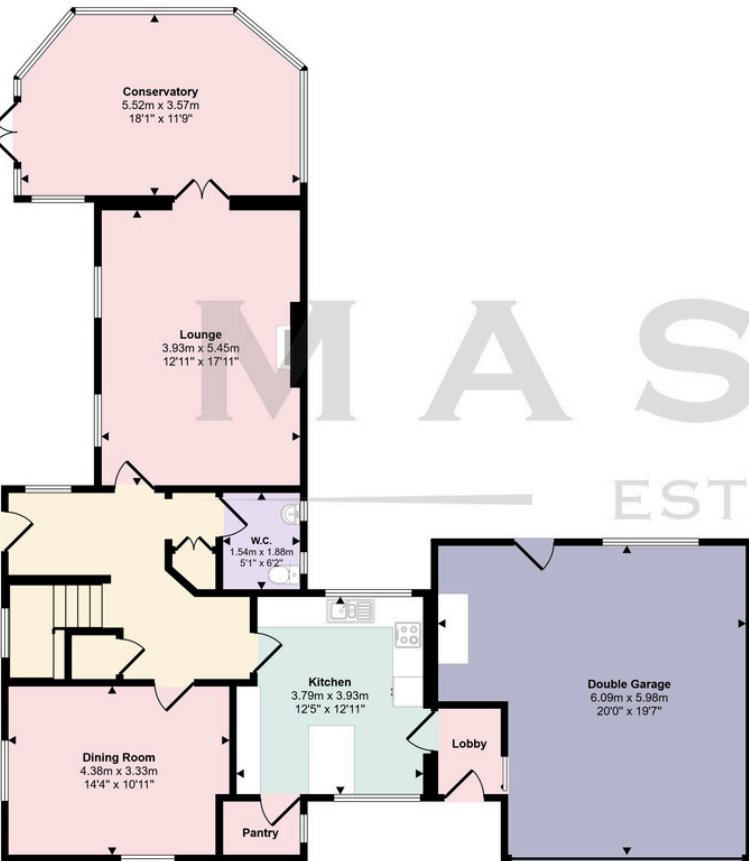


The property is approached by a private lane where right of way is granted with shared maintenance responsibilities, being a smart tarmac drive which leads into the drive of 9 Grimsby Road, providing parking adjacent to the double garage. At the front is a smart lawned area surrounded by mature bushes and shrubs and a large patio adjoining the front of the property. At the rear is a superb, very large private rear garden with mature hedged boundaries to all sides. A good range of mature trees, bushes and shrubs, laid to lawn with garden sheds and greenhouse to side and a further patio adjoining the property, with pathway leading around to the connecting gate to front.





Approx Gross Internal Area
247 sq m / 2659 sq ft



Ground Floor
Approx 128 sq m / 1382 sq ft



First Floor
Approx 119 sq m / 1277 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, 35 miles away, and Grimsby, just 24 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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 E

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: ///float.rushed.hugs

Directions

From St. James' Church, travel north along Bridge Street and follow the road for a short distance as it turns into Grimsby Road, then take the private drive on the left, signposted 9 Grimsby Road. Follow this private lane up the hill and the property will shortly be seen on the right-hand side.

Agent's Note

The property has right of way along the private drive

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

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.