



165 Eastgate

Louth

M A S O N S

SINCE 1850



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Louth
LN11 8DB

Beautiful Victorian townhouse full of character

Sympathetically upgraded and extended throughout

Stunning open-plan kitchen diner with vaulted ceiling

Two spacious reception rooms with multi-fuel burners

Four bedrooms including loft-converted principal suite

Utility room and ground floor shower room

Generous, well-maintained rear garden and sun terrace

Walking distance to the town centre and amenities

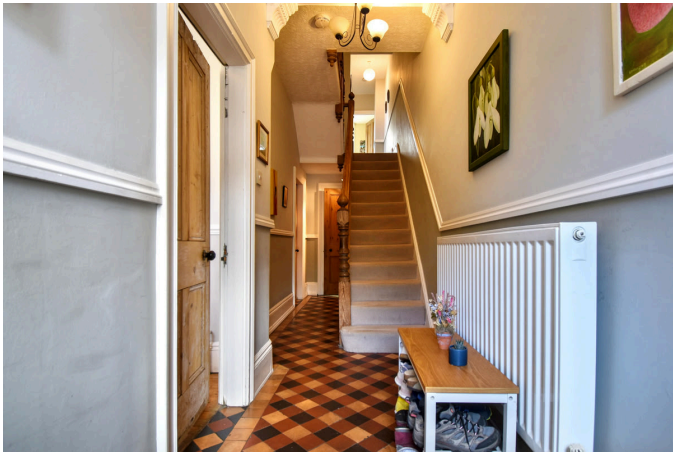
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Summary

A beautifully presented Victorian townhouse full of character, sympathetically upgraded and extended by the current owner to create exceptional family accommodation. The property comprises an entrance hall, two reception rooms, and a stunning extended kitchen diner with vaulted ceiling, utility room and shower room. To the first floor are three spacious bedrooms, an office and a bathroom, with a further bedroom and en suite to the second-floor loft conversion. The property also benefits from generous, well-maintained gardens and is within easy walking distance of the town centre.

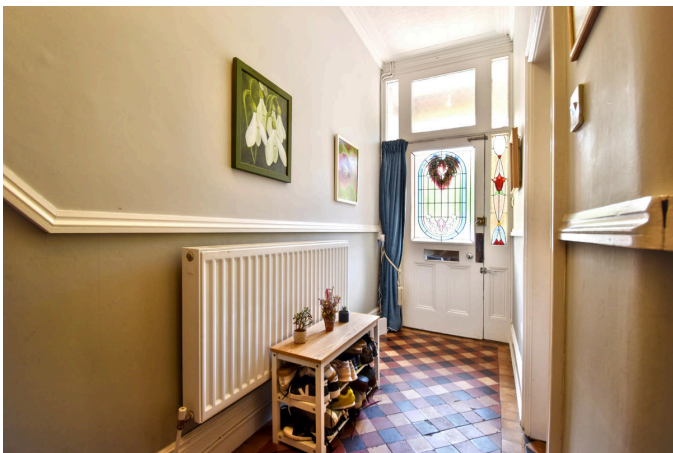
The property benefits from a mix of uPVC and original timber sash windows, together with gas central heating.





Ground Floor

A front entrance porch features a tiled floor and wall panelling, with a high-level electric meter and part-glazed timber door incorporating stained glass. The entrance hall is an impressive space with ornate period features including dado rails, attractive cornicing and an original tiled floor. A staircase rises to the first floor with understairs storage, while four-panel pine doors lead to the principal rooms.



The lounge is a charming reception room with high ceilings, dado rails, cornicing and a central ceiling rose. A large bay with sash windows provides excellent natural light, complemented by timber flooring and a fireplace with quarry-tiled hearth, slate surround and inset multi-fuel burner, with shelving to either side of the chimney breast.



The snug is another generous reception room, accessed from the hallway and opening into the kitchen diner via double doors. It features timber flooring and a fireplace with cast iron insert, multi-fuel burner, slate-tiled hearth and timber surround, with alcoves to either side.

The kitchen diner is a stunning extended space fitted with a range of Murdoch and Troon hand-painted grey and navy base and wall units, solid oak worktops and a twin Belfast sink. Integrated appliances include a dishwasher and Rangemaster gas cooker with extractor above. Original features include a cast iron fireplace with side oven, while the room offers ample space for dining and seating areas. The extension boasts a vaulted ceiling with full-height skylights, flooding the room with natural light. Patio doors open onto the rear garden, while a part-glazed door leads to the utility room, fitted with additional base units, stainless steel sink and space and plumbing for a washing machine and fridge/freezer. Tiled flooring continues throughout, with a connecting door to:

Shower room with large shower cubicle and thermostatic mixer shower, fully tiled wet areas, WC and wash hand basin. Additional features include a heated chrome radiator, tiled floor and windows to two elevations.







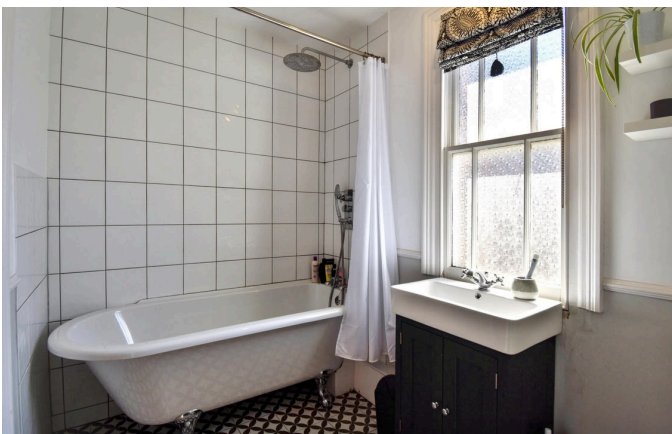


First Floor

A beautiful split-level landing features a timber banister and spindles, with four-panel pine doors leading to the bedrooms and bathroom. There is also a useful storage cupboard.

The second bedroom, positioned at the front, is a very generous double with a large window, carpeted floor and cast iron fireplace. The third bedroom, located to the rear, is also a spacious double with built-in wardrobes, cast iron fireplace, exposed timber floor and double-glazed uPVC sash window. The fourth bedroom is a front-facing single room with sash window and carpeted floor. To the rear is a useful nursery or home office with built-in airing cupboard housing the Viessmann gas-fired boiler, carpeted floor and uPVC sash window.

The family bathroom is fitted with a Heritage-style suite comprising a roll-top bath with thermostatic rainfall shower attachment and curtain rail, wash hand basin with cupboards beneath, WC and matching built-in storage unit. Additional features include a heated towel rail, tiled floor and frosted side window.







Second Floor

The second floor hosts a superb loft conversion providing the principal bedroom, a generous double room with part-vaulted ceiling and rear dormer window with uPVC glazing. Built-in wardrobes and eaves storage provide excellent practicality, while wood-effect flooring continues through to the en suite WC. The en suite has restricted head height due to the sloping ceiling and includes a WC, wash hand basin, wood-effect flooring and skylight.



Outside

To the front is an enclosed garden with boundary walls, wrought iron pedestrian gate and attractive tiled pathway leading to the entrance. A slate-covered area sits to the side, with a shared passageway providing access to the rear garden.

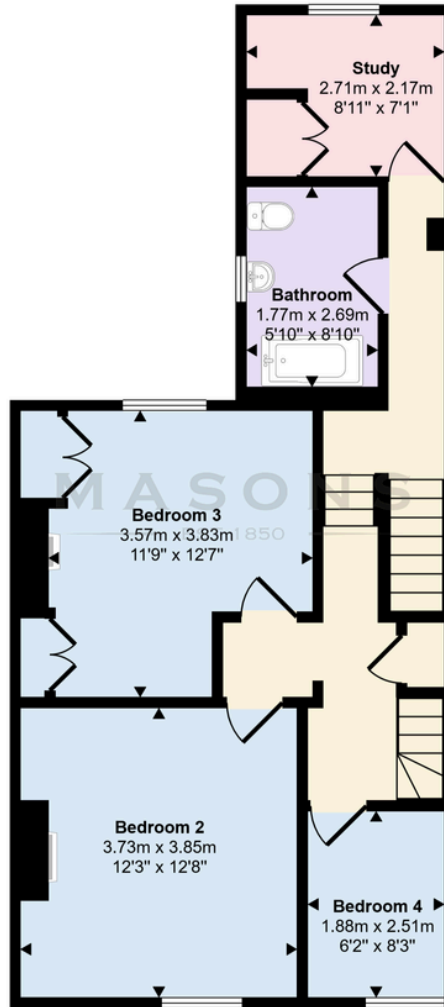
To the rear is a delightful sun terrace enjoying afternoon and evening sunshine, ideal for al fresco dining and entertaining. The terrace is enclosed by fencing and includes a log store. Steps descend to the main lawned garden, bordered by mature shrubs and trees, creating an excellent space for family enjoyment and outdoor entertaining. Two timber garden sheds are positioned at the rear.



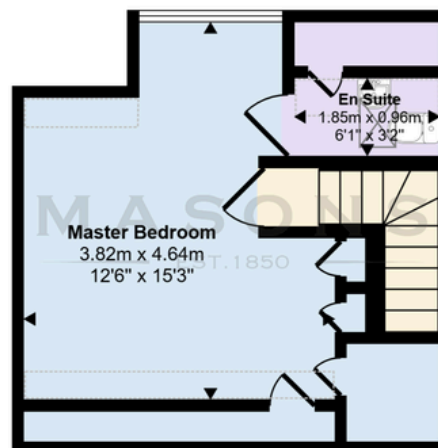




Ground Floor
Approx 90 sq m / 969 sq ft



First Floor
Approx 60 sq m / 644 sq ft



Second Floor
Approx 25 sq m / 269 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. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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

Location

What3words: ///motoring.tides.homeward

Directions

From St. James' church travel a short distance along Uppgate and take the second left turn into Mercer Row. Follow the road which becomes Eastgate, travel to the far end of the town centre and at the two mini roundabouts, carry straight on. Carry on for some distance until the property is then found on the left before the Holy Trinity Church on the right.

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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