



# 27 Grimsby Road

Louth

## M A S O N S

SINCE 1850

# 27 Grimsby Road

Louth  
LN11 0ED



Three-bedroom detached family home

Convenient location close to Louth town centre and amenities

Kitchen with adjoining utility room

Spacious dining room with bay window

Separate lounge with original feature fireplace

Detached garage and outbuilding

Generous rear and side garden with lawn and mature planting

No Forward Chain

A well-proportioned three-bedroom semi-detached home situated on Grimsby Road, conveniently positioned within easy reach of Louth town centre and its wide range of shops, schools and amenities.

The property stands on a generous plot and offers spacious and practical accommodation, including two reception rooms, a kitchen with adjoining utility area and three bedrooms to the first floor. Externally, the property benefits from a detached garage, a useful outbuilding and an enclosed, well-established garden.

Overall, the property offers comfortable accommodation with scope for further improvement, presenting an excellent opportunity to create a family home in a sought-after location in Louth within walking distance of the town centre and the grammar school. The property is available for sale with no forward chain.

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The property is believed to have been built circa 1934 and is of traditional brick cavity wall construction beneath a pitched tiled roof, typical of properties of this period. The accommodation is well proportioned and arranged over two floors. The layout provides a practical arrangement of living space with two reception rooms to the ground floor together with a kitchen, pantry and utility area. To the first floor are three bedrooms and a family bathroom. The property also benefits from useful storage areas together with a ground floor cloakroom.

Externally, the property benefits from a driveway providing ample off-road parking together with a detached single garage. The gardens are well established and arranged into a number of areas including lawned sections, a vegetable plot and a pond, together with spaces suitable for seating and outdoor entertaining.





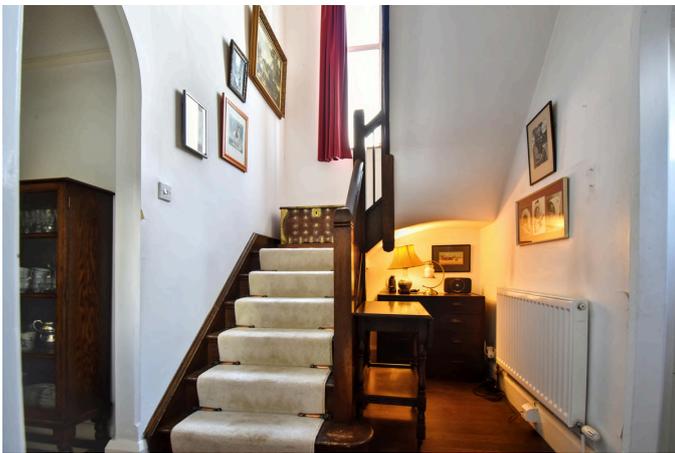


## Ground Floor

The property is entered via the front entrance door into a central hallway featuring wood flooring and a staircase rising to the first floor. The hallway provides access to the principal ground floor rooms and retains character typical of properties of this period.

The lounge is situated to the front of the property and benefits from a bay window allowing good natural light into the room. This comfortable reception space also features an attractive original fireplace with decorative tiled surround and wooden mantel, forming a focal point within the room.

The dining room is a particularly spacious second reception room located to the rear of the property. The room enjoys views over the garden and provides ample space for a dining table and chairs, making it well suited for both everyday family use and entertaining. A fireplace further enhances the character of the room.





The kitchen is fitted with a range of wall and base units providing storage and preparation space and retains a practical layout for everyday use. A traditional AGA cooker is set within a recessed tiled surround, creating an attractive focal point within the kitchen and adding further character. There is also access to a useful internal store providing additional household storage.



A doorway from the kitchen leads through to the adjoining utility room which offers additional workspace together with further space for household appliances and access to the outside.



Also located on the ground floor is a useful storage area together with a cloakroom fitted with WC facilities.





## First Floor

The staircase rises to the first-floor landing with doors leading to the three bedrooms and family bathroom.

The principal bedroom is a generously proportioned double room located to the rear of the property, benefiting from built-in wardrobes together with a feature fireplace adding character. Bedroom two is another well-proportioned double room enjoying a pleasant outlook to the front through a large bay window which provides excellent natural light and space for a seating area.

Bedroom three is a comfortable single bedroom positioned to the rear of the property with fitted shelving providing useful storage. The room could also be utilised as a study or home office if required.

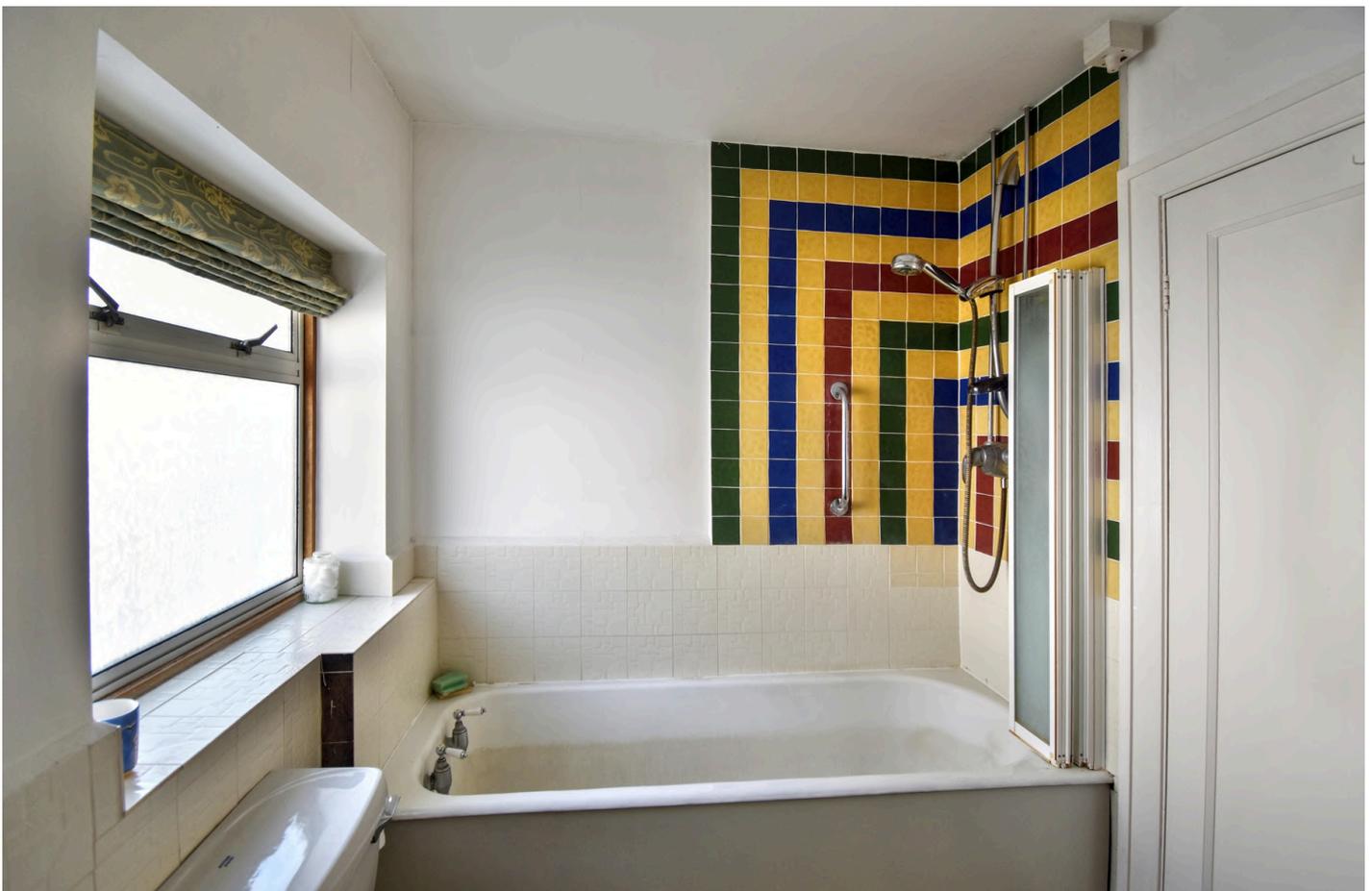






The family bathroom is fitted with a suite comprising panelled bath with shower over, wash hand basin and WC. A window to the side allows for natural light and ventilation. The room also benefits from a range of built-in cupboards providing useful additional storage.

A further storage room off the landing, set within the eaves of the roof provides useful additional storage space.





### Outside

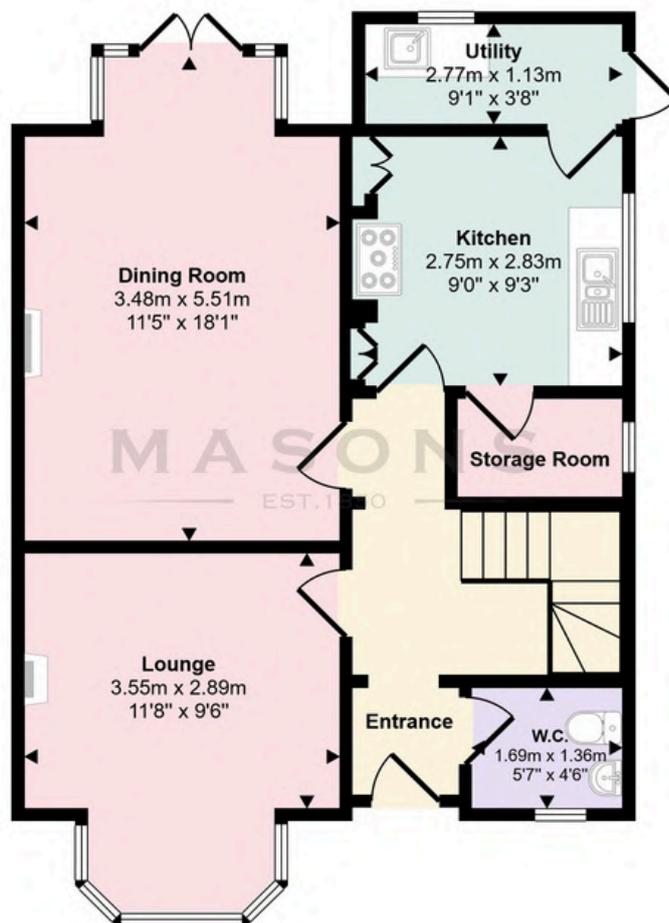
Externally the property benefits from a well-proportioned garden offering a variety of outdoor spaces. To the side of the property there is a pond feature together with a long vegetable plot, providing excellent potential for kitchen gardening. The rear garden is predominantly laid to lawn with a range of mature shrubs and planting, creating several distinct seating and socialising areas from which to enjoy the south-west facing aspect. There is also a separate brick-built outbuilding offering useful workshop or storage potential.

A 2.5kW Proven 7 wind turbine is installed within the grounds, providing a source of renewable energy generation for the property.





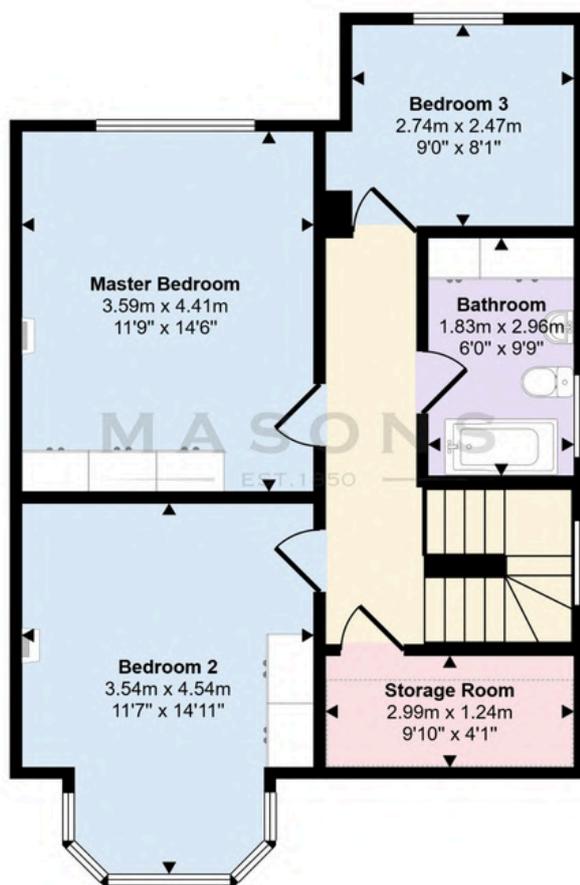
Garage  
Approx 16 sq m / 172 sq ft



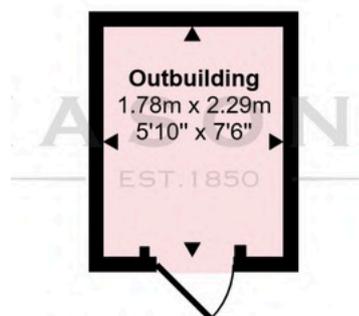
Ground Floor  
Approx 59 sq m / 630 sq ft

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.



**First Floor**  
Approx 59 sq m / 632 sq ft



**Outbuilding**  
Approx 4 sq m / 44 sq ft

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		65 <b>D</b>
39-54	<b>E</b>	45 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band D

### 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:///aware.fields.grape

### Directions

From St. James' Church in Louth travel north along Bridge Street which becomes Grimsby Road. Continue along the road where the property will be found situated on the left-hand side

### Agent's Note

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.

# 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.



# M A S O N S

SINCE 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

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