



28 George Street Louth LN11 9JU

£400,000

JOHN TAYLORS
EST. 1859

An exceptionally spacious early Victorian townhouse, built in the elegant classical style and rich in character features, this impressive home is located within a sort after conservation area on the highly desirable West side of Louth, offering convenient access to the town centre. The property boasts a wealth of period charm, has generous and versatile accommodation throughout, making it an ideal family home. A particular highlight is the beautifully proportioned walled garden, providing a tranquil outdoor space. Within the grounds stands a two storey former coach house, offering excellent storage or workshop potential, with scope for alternative uses subject to any necessary local authority consents. Further benefits include off street parking with access via Little South Street. Altogether, this is a rare opportunity to acquire a distinguished period residence in one of Louth's most favourite locations. EPC rating D.

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles North East of the city of Lincoln and some 16 miles south of the town of Grimsby.

Rooms

Front Entrance

With classical style portico door surround, part glazed panel door and etched glass fan light over.

Entrance Hall

With cornicing to ceiling, picture rail, radiator, electric meter cupboard, decorative arch & coat hook rail.

Lounge

With Edwardian style fireplace having living flame gas fire and slate hearth, cornicing to ceiling, picture rail, radiator, deep skirting boards, twelve pane sash window to front elevation and box bay window to side elevation both having secondary glazing, pine panel door. Maximum depth measurement. 14'6" x 14'1" (4.46m x 4.31m)

Dining room/Sitting room

With fireplace having pine surround and marble inset, housing living flame gas fire, alcove shelving and cupboard, cornicing to ceiling, picture rail, radiator, deep skirting boards, sash window to rear elevation and boxed bay window to side elevation both having secondary glazing, pine panel door. Maximum depth & minimum width measurements. 13' x 12'6" (3.98m x 3.85m)

Breakfast Kitchen

The kitchen area has a range of shaker style fitted wall and base cupboards and drawers, granite effect worktops, PVC sink having mini sink and drainer board, tiled splash backs, integrated gas hob and extractor hood over, integrated electric oven and microwave, integrated fridge freezer and dishwasher, recessed spotlights and side access door to porch. The breakfast room area has a door providing access to the cellar, radiator and central heating control panel. 24'2" x 9'6" (7.4m x 2.93m)

Cellar

With low ceiling, power and lighting, window vent and storage shelving. 11'8" x 7'1" (3.62m x 2.19m)

Side Entrance Porch

Which is part glazed with a brick base, paved flooring, external door to garden. 11'1" x 4'7" (3.39m x 1.46m)



Rear Entrance Lobby

With part glazed entrance door, radiator.

Utility Room

With Belfast sink, plumbing for washing machine, double glazed windows to rear and side elevations, gas fired central heating boiler. 9'3" x 5'4" (2.86m x 1.66m)

Shower Room

With close coupled toilet, vanity wash, shower cubicle housing mains fed shower, part tiled walls, radiator, extractor fan and double glazed window. 5'9" x 5'8" (1.8m x 1.77m).

First Floor Landing

With attractive continuous mahogany stair rail, access to roof space, radiator and built-in storage cupboard.

Bedroom 1

With fitted wardrobes, drawers, window seat and cupboards, double glazed sash window to rear elevation and further casement window to side elevation, built-in storage alcove cupboard, picture rail, radiator. Maximum depth measurement.

12'8" x 12'7" (3.92m x 3.9m)

Bedroom 2

With built-in wardrobes and cupboards over, fitted dressing table unit, twelve pane sash window to front elevation and further casement window to side elevation, picture rail, radiator. Minimum depth measurement. 12'8" x 11'1" (3.91m x 3.39m)

Bedroom 3

With access to roof space, windows to side and rear elevations, radiator. 12'6" x 9'6" (3.87m x 2.93m)

Bathroom

With panelled bath, wash basin, heated towel rail and radiator combination, tiled walls, extractor fan. 8' x 5'1" (2.44m x 1.58m)

Separate WC

With close coupled toilet.

Bedroom 4

With eight pane sash window, picture rail, radiator, window light over door. 10'8" x 7'9" (3.3m x 2.41m).

Outside

The spacious gardens lay on all three sides of the property and includes a spacious shaped lawn, flower and shrub borders, ornamental trees including fruit trees, paved footpaths, flower beds, brick wall boundaries, gate proving access shared with neighbour to a passageway leading out to Little South Street and a further gate also provides access to Little South Street, paved seating area with views across the town and St James' Church beyond.

Two Storey Former Coach House

Which comprises of a ground floor Storeroom (2.4 m (7'8") wide maximum times 4.65 m (15'2")) deep which has power and lighting. A staircase leads up to a first floor storeroom (5.31 m (17'4")wide times 4.71 m (15'4") deep incorporating stairwell) and again has power and lighting. The adjoining garage space (2.75 m (9'0") wide times 4.9 m (16'0")deep maximum). Has a pedestrian access door and window fronting onto the rear garden as well as double garage doors opening out to a cobbled yard area providing further off street parking with access from Little South Street (believed to be an unadopted road).

Services

The property is understood to have mains water, drainage, gas and electricity. Gas fired central heating.

Tenure

The property is believed to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band B.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



BASEMENT
118 sq.ft. (10.9 sq.m.) approx.

GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	