



19a St. Michaels Road

Louth

M A S O N S
— SINCE 1850 —

19a St. Michaels Road

Louth, LN11 9DA



Detached two-bedroom bungalow
Sought-after Louth Conservation Area
Short walk to town centre amenities
Spacious lounge with multi-fuel stove
Modern fitted kitchen with utility
Generous, sunny low-maintenance gardens
Elevated plot with private rear garden
Potential to create en suite

A beautifully presented two-bedroom detached bungalow, ideally situated within Louth's highly desirable Conservation Area, just a short stroll from the town centre and its excellent range of shops, cafés and amenities. Occupying an elevated position on a generous plot, the property enjoys attractive front and rear gardens with a sunny aspect, thoughtfully landscaped for ease of maintenance. The spacious accommodation comprises a lounge, dining room, modern kitchen, utility room, bedroom and bathroom to the ground floor, while the first floor is dedicated to an impressive principal bedroom suite.

Believed to date from the 1940s, the property retains plenty of character and benefits from a combination of uPVC windows and timber windows with secondary glazing. Heating is provided by a Worcester gas combination boiler.

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Ground Floor

A welcoming entrance porch with double doors leads into the spacious lounge, a bright and comfortable reception room featuring a large window, an attractive fireplace with multi-fuel stove, patio doors opening onto the rear garden and a carpeted floor. Adjoining the lounge is the dining room, enjoying windows to two aspects, a carpeted floor and useful downstairs storage. This room was formerly divided to create a third bedroom and could easily be reinstated if desired.







The recently refitted kitchen is accessed from the central hallway and offers an extensive range of contemporary gloss grey handleless wall and base units with marble-effect work surfaces. Integrated appliances include a fridge/freezer, dishwasher, electric oven and gas hob with extractor above, together with space and plumbing for a washing machine. The Worcester gas-fired combination boiler is also housed here. Windows to two elevations provide plenty of natural light, while a door leads through to the utility room, which offers additional worktop space, room for further appliances and direct access to the rear garden. The second bedroom is positioned at the front of the property and benefits from built-in sliding wardrobes, a carpeted floor and a pleasant outlook. Adjacent is the family bathroom, fitted with a panelled bath with shower mixer over and glazed screen, wash hand basin, WC, heated towel rail, tiled splashbacks and a frosted timber window.







First Floor

A small landing with built-in wardrobes to either side leads into the generous principal bedroom, which enjoys windows to one elevation, a carpeted floor and access via a sliding door to the insulated loft storage area. This useful space offers excellent storage and presents potential for conversion into an en suite bathroom, subject to any necessary consents.





Outside

The property is approached via a pedestrian gate, with on-street parking available nearby. Steps and a pathway lead up to the elevated front garden, which is attractively gravelled with established shrubs and planting creating an appealing first impression. A timber gate provides access to the enclosed rear garden, where there is a garden shed, lawned section and fenced boundaries.

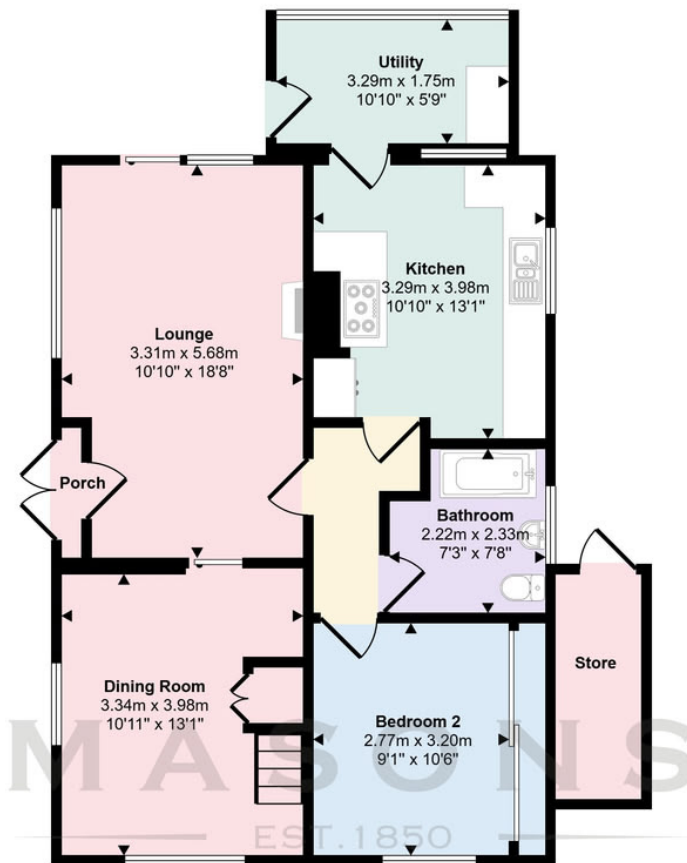
The private rear garden enjoys a sunny aspect and has been designed for low-maintenance living, featuring an AstroTurf seating area, raised planted borders and a decked terrace ideal for outdoor entertaining or relaxing. A selection of timber outbuildings provides additional storage, while a pathway to the side leads to a useful external store with power and lighting.



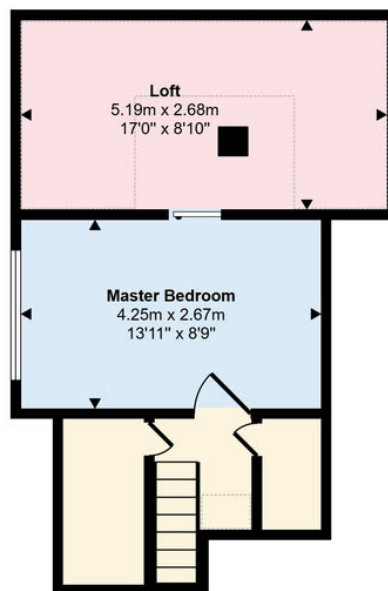








Ground Floor
Approx 78 sq m / 836 sq ft



First Floor
Approx 34 sq m / 363 sq ft

Denotes head height below 1.5m

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

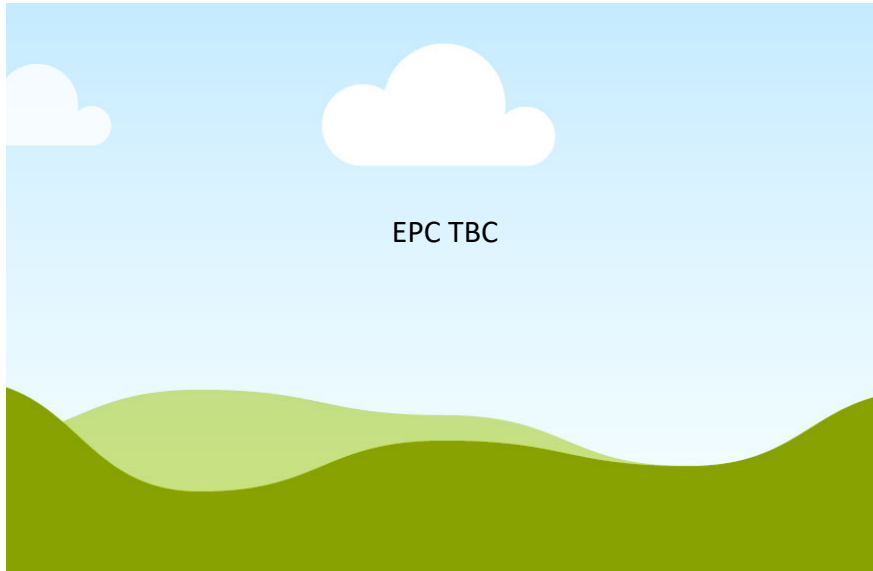
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect 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.





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: ///oven.organ.cloth

Directions

From the centre of town, travel south along Ugate to the traffic lights, turn left onto Newmarket and proceed until the left turning for Church Street. Continue down here and take the first left onto St. Michael's Road and the property will be on the left hand side.

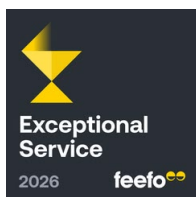
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