36 Gospelgate

Louth

MASONS

SINCE 1850

36 Gospelgate

Louth, LN11 9JZ

Highly sought-After Georgian West Side of Louth

Excellent Full Renovation Opportunity

Two-Bedroom End-Terrace Property

Potential Third Bedroom with En-Suite

Spacious Lounge and Separate Dining Room

Gas Central Heating

Private Driveway Parking for Multiple Vehicles

Close to Town Centre and Amenities

A superb renovation opportunity in the highly desirable Georgian west side of Louth, ideally positioned on Gospelgate just moments from the town centre and its excellent range of amenities. This two-bedroom end-terrace property offers considerable scope for improvement and reconfiguration, making it an exciting prospect for investors, developers or buyers seeking a project to transform into a home tailored to their own tastes and requirements.

The accommodation includes two double bedrooms, spacious reception rooms and a versatile ground-floor room with an adjoining en-suite shower room, offering potential for a third bedroom or additional sitting room. Requiring a comprehensive scheme of renovation and refurbishment throughout, the property provides an opportunity to modernise and potentially enhance the existing accommodation in a highly sought-after location. Further benefits include gas central heating and private off-road parking for multiple vehicles, making this an appealing prospect for those looking to unlock the potential of a property in a popular market town setting.

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Ground Floor

The ground-floor accommodation begins with an entrance hall leading into a central hallway, with stairs rising to the first floor, tiled flooring and a low-mounted gas-fired boiler. To the front is a spacious lounge featuring twin windows and a front entrance door, providing a generous principal reception room with scope for a complete contemporary transformation. To the rear, a separate dining room leads through to the kitchen, which is fitted with a range of base and wall units and has an adjoining workshop. The ground floor also benefits from a versatile additional room with an en-suite shower room, offering exciting potential to create a third bedroom, guest accommodation or a further reception room, subject to the purchaser's requirements.

First Floor

The first-floor landing gives access to two double bedrooms and a large family bathroom fitted with a bath, basin and WC. All offer scope for updating as part of a wider renovation scheme, allowing a purchaser to introduce their own style, finishes and specifications throughout.

Outside

Externally, the property benefits from a generous gravelled driveway providing private off-road parking for multiple vehicles, with the area also incorporating a patio and timber gated access onto the road. Adjacent to the driveway is an open store with further double gates providing additional access to the road, together with lighting and electricity within. The outside space offers useful parking, storage and practical working areas while undertaking improvements to the property.

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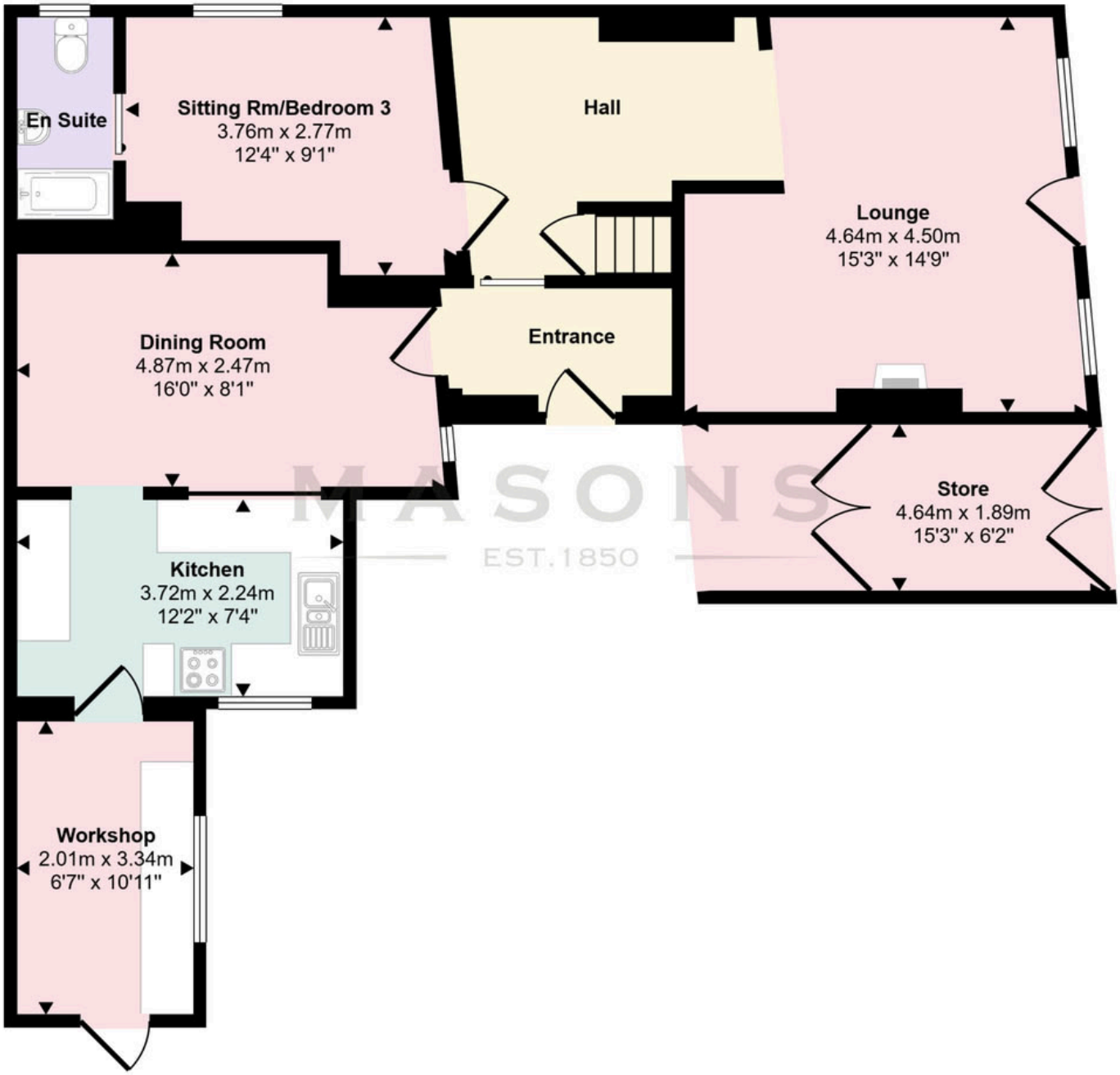
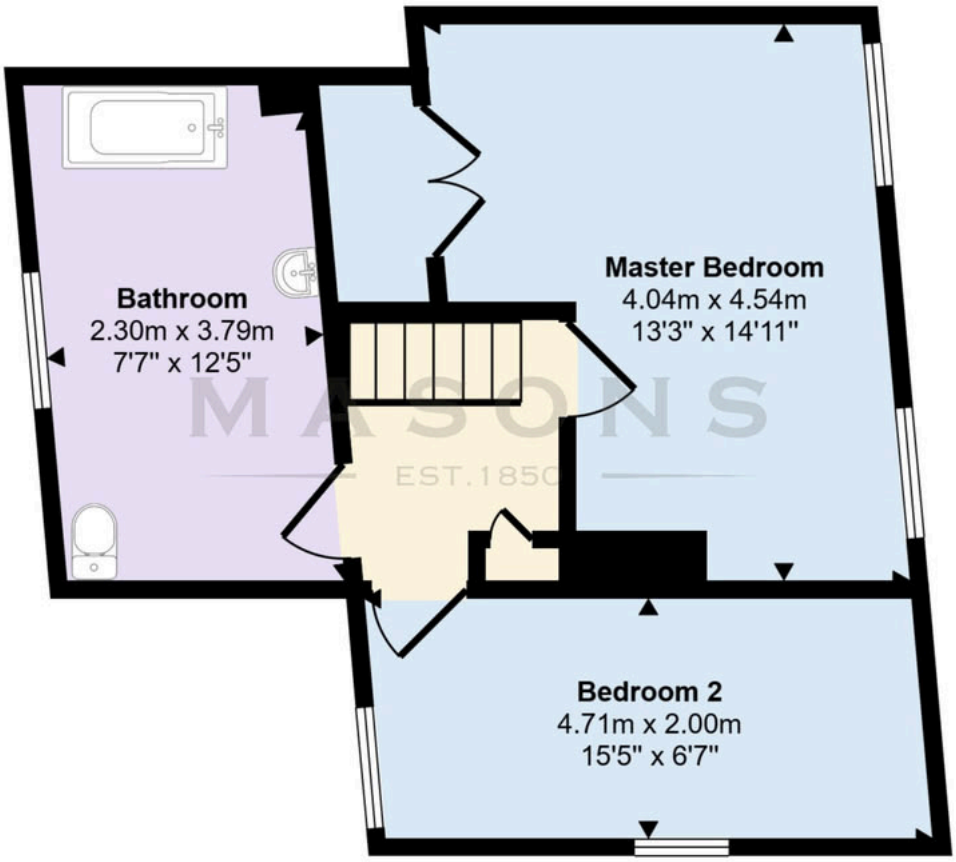


Ground Floor

Approx 82 sq m / 887 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 40 sq m / 427 sq ft

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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.

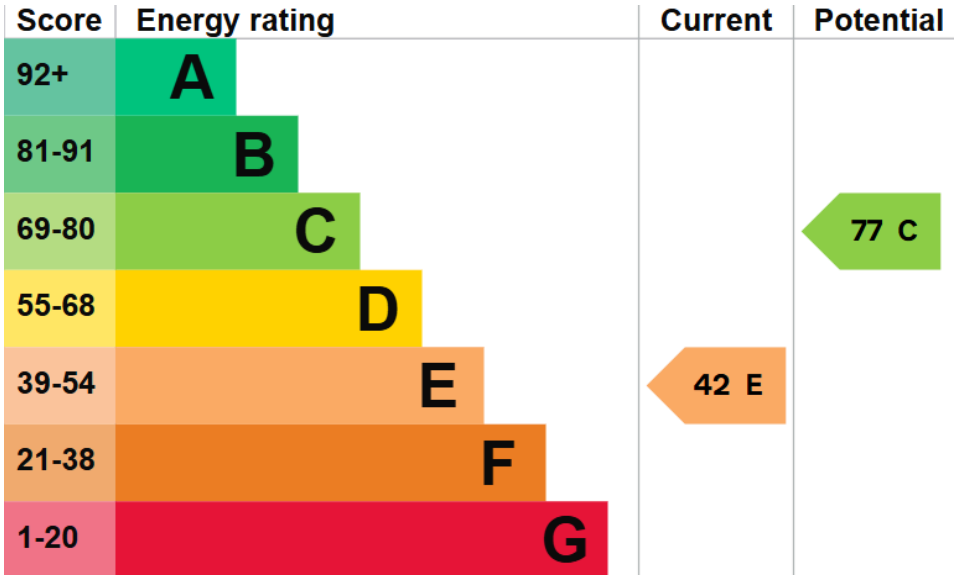
There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

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.

The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.The region’s natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

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: ///fixed.oldest.gained

Directions

From the centre of town on Upgate proceed south away from the Church and take the right turning onto Gospelgate. Travel past the turning for George Street and the house will be on the left.

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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