



14, Little Lane

Louth

M A S O N S
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14, Little Lane

Louth
Lincolnshire LN11 9DU

Investment property for sale

Currently let on a Periodic Tenancy

Terraced cottage just a short walk from the town centre

2-storey extension with tiled roof at the rear

Long rear lawned garden, patio and useful solid built store

Attractive and well-presented interior

Open-plan lounge and dining room

Modern kitchen with units, integrated fridge-freezer, oven, hob and hood

2 first floor bedrooms and modern first floor bathroom

Gas central heating system and double glazed windows

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This tenanted mid terraced cottage is estimated to date from the Victorian era with a two storey rear extension built in more recent years. The walls are brick faced externally under pitched timber roofs covered in clay pan tiles, The windows are double glazed with part timber and part uPVC frames while heating is by a gas combination central heating boiler.

The rooms are well presented on two floors as follows:

Ground Floor

The main entrance is at the front of the property. A recently fitted composite, part-glazed door with double-glazed panes finished in an attractive pale blue, opens into the **open plan lounge and dining room**. The lounge area is at the front of the cottage and has a double-glazed window on the front elevation, a radiator and two base cabinets which house the gas and electricity meters, together with the electricity consumer unit with MCBs.



There is a ceiling light point, wall thermostat and a wide, square archway to the dining area beyond, which is a good size with a window on the rear elevation and radiator. The staircase with white-painted balustrade leads off to the first floor and there is an understairs recess, together with a useful store cupboard with shelving and coat hooks to wall plaque. There is a smoke alarm to the ceiling and a white-painted, four-panel door leads to the kitchen.





The **kitchen** is fitted with an attractive range of units with dark wood-effect facings and metal handles, to include base cupboards, a drawer unit with deep pan drawers, wall cabinets and an integrated fridge/freezer, together with tall, shelved larder cupboard unit adjacent. There is a built-in Lamona electric oven with glazed door and above this is a stainless steel, four-ring gas hob, together with a complimentary glass and stainless steel cooker hood having twin downlighters.

Above the base units there are roll-edge, stone-effect work surfaces with ceramic-tiled splash-backs, an inset, shaped single drainer stainless steel sink unit with lever mixer tap and a recess beneath the drainer providing space with plumbing for a washing machine. There are uPVC double-glazed windows to the side and rear elevations and heating is provided by a wall-mounted 12-24 gas-fired combination central heating boiler. Lighting is by an LED strip light, and there is a radiator and a ledged, braced and framed, white-painted door leading to outside.

First Floor

The first-floor rooms are approached from the landing with a white-painted, pillared balustrade extending along the side of the stairwell to form a gallery. Above, there is a smoke alarm and trap access to the roof void.

The **main bedroom** is positioned at the front of the cottage and a good-sized double room with double-glazed window to the front elevation and a radiator beneath. White-painted, six-panel door from the landing.





Bedroom 2 is positioned at the rear of the cottage – a single bedroom with an angled wall and white-painted, four-panel door from the landing. There is a radiator and uPVC white double-glazed window on the rear elevation. This room is presently used as a dressing room and for storage, by the tenant.



Positioned in the centre of the house with white-painted, two-panel door from the landing is the **bathroom**. This has a white suite comprising panelled bath with a splash-boarded surround on two sides and a glazed screen, with a Triton electric instant shower unit over fitted with handset on flexible hose and wall rail. In addition, there is a low-level WC and wash basin with splash-back over. The bathroom has a tile-effect floor covering, a radiator, high-level internal window adjacent to the landing and a ceiling-mounted extractor fan. There is a white uPVC double-glazed window on the rear elevation with roller blind.

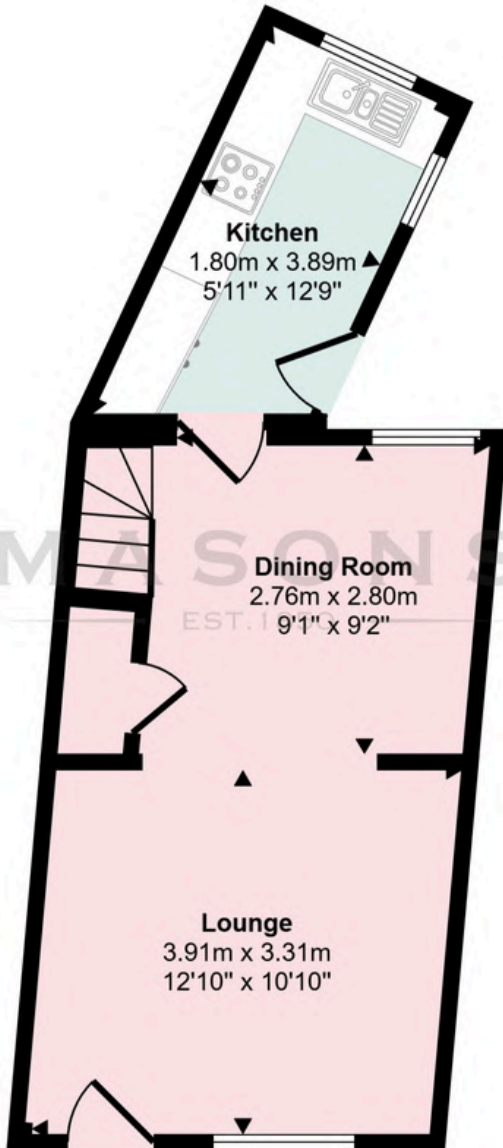


Outside

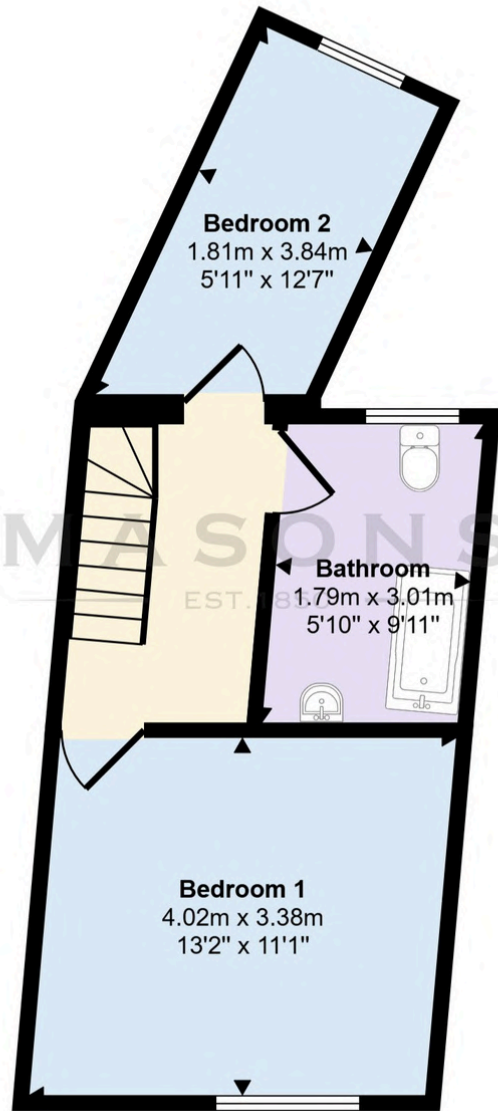
To the rear of the property there is a paved area with door to a good-size, **brick-built outbuilding** with a corrugated roof and window facing the rear of the cottage. A shared pathway leads around the rear of the cottage to the properties on either side, with access to this from Little Lane at the front.

There is a smaller **bin store** attached to the first outbuilding and a pathway leading from here into the garden which is laid to lawn, with a path along one side. At the end of the lawn is a further outbuilding with disused WC against the rear boundary – this requires renovation and repair.

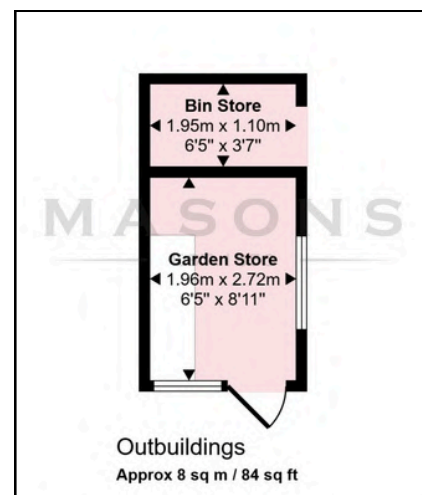




Ground Floor
Approx 30 sq m / 321 sq ft



First Floor
Approx 30 sq m / 328 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.

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		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, currently let on a Periodic tenancy. Details of the tenancy agreement and current rent are available by contacting the agent.

Location

What3words: ///stopped.treatment.carbon

Directions

From St. James' Church, go south for a short distance and turn left along Mercer Row. Follow the road all the way through the town centre as far as the mini roundabout and turn right here onto Church Street. Proceed past the bus station on the right and then take the left turn into Monks Dyke Road, followed by an immediate right turn into Little Lane. After a short distance the property will be found on the right side.

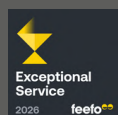
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

EST. 1850

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LN11 9QD

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