



18 Commercial Road

Louth

M A S O N S
— Celebrating 175 Years —

18 Commercial Road

Louth, LN11 7AB



Two-bedroom mid-terraced cottage

Popular residential location in Louth

Walking distance to town centre amenities

Requires full modernisation

Ideal first-time buy or investment opportunity

Spacious kitchen/diner to rear

Gas central heating with modern
combination boiler

Generous rear garden

An excellent opportunity to acquire a two-bedroom terraced cottage situated on a popular road within the market town of Louth, just a short walk from local amenities. While the property requires a full programme of modernisation, it presents an ideal opportunity for first-time buyers looking to step onto the property ladder or for investors seeking a promising project.

The property benefits from a modern Viessmann gas-fired combination boiler and has up-to-date gas and electrical certificates. There is partial uPVC glazing, including a rear door, with the remaining windows being timber-framed.

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Ground Floor

A timber entrance door opens into the front reception room, featuring a tiled fireplace with a gas connection point (currently blocked off) and a window to the front elevation. A door leads through to the central hallway, which houses a generous understairs storage cupboard that could potentially be opened up to create a useful study area.

Opposite the hallway is the ground floor bathroom, fitted with a low-level WC, wash hand basin, panelled bath with electric shower over, and a heated towel rail.

To the rear of the property is a spacious kitchen/diner fitted with a range of built-in units, a stainless steel sink, and plumbing and electrics for a washing machine and gas cooker. The gas boiler is also located here. A window overlooks the rear garden, and the space opens into a rear hallway with staircase to the first floor and a part-glazed uPVC door providing access to the garden.









First Floor

The landing provides access to two double bedrooms and includes a loft hatch. The principal bedroom is positioned at the front of the property and is a generously sized double with a window to the front elevation. Bedroom two is located at the rear and is a smaller double, featuring a uPVC window and a built-in storage cupboard over the stairs.



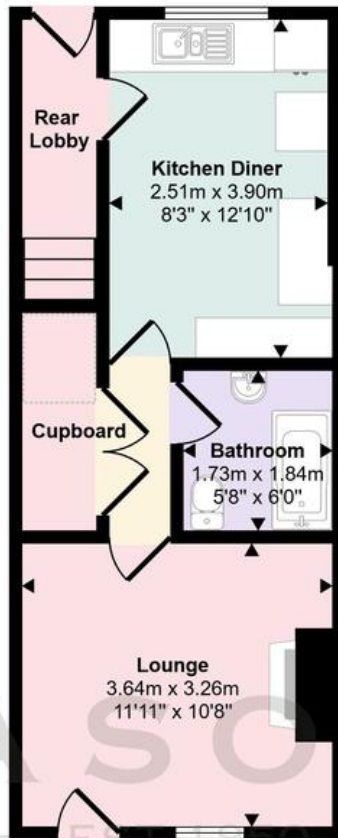
Outside

To the front of the property is a small enclosed garden with a brick retaining wall, planted border, and pathway leading to the entrance door.

The rear garden is of a generous size and is enclosed by fencing with a brick wall to the rear boundary. It is mainly laid to lawn with planted shrubs and offers excellent potential, although landscaping is required. The garden can also be accessed via a shared passageway to the side, with a right of way granted to neighbouring properties for bin access across the garden.

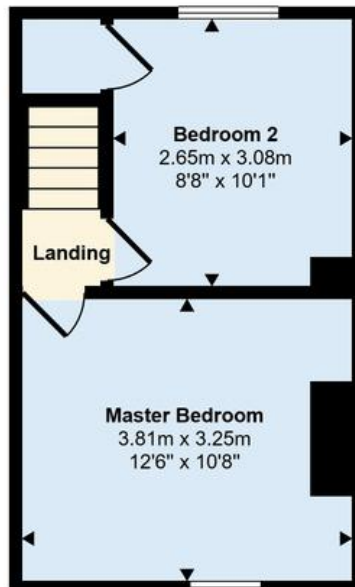


Approx Gross Internal Area
58 sq m / 622 sq ft



Ground Floor

Approx 33 sq m / 360 sq ft



First Floor

Approx 24 sq m / 262 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		86 B
69-80	C		
55-68	D	59 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

Location

What3words: ///postings.quest.nights

Directions

Travel through the centre of Louth along Mercer Row and Eastgate to the second mini roundabout by Morrisons store and at this roundabout take the first exit along Ramsgate. Follow the road to the next mini roundabout and take the second exit along Ramsgate Road. Travel down Ramsgate Road to the crossroads where you can turn right onto Commercial Road. The property will then be found halfway along on the left hand 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.

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EST. 1850

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Louth, Lincolnshire
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