



18 Ramsgate

Louth

M A S O N S

— SINCE 1850 —

I8 Ramsgate

Louth, LN11 0NE



Spacious three-bedroom mid-terraced home

Convenient Louth market town location

Two generous double bedrooms plus single

Spacious four-piece family bathroom

Lounge with feature fireplace and bay window

Kitchen with Shaker-style units

Peaceful riverside rear garden

Currently subject to tenancy - £665 PCM

Vacant possession available if required

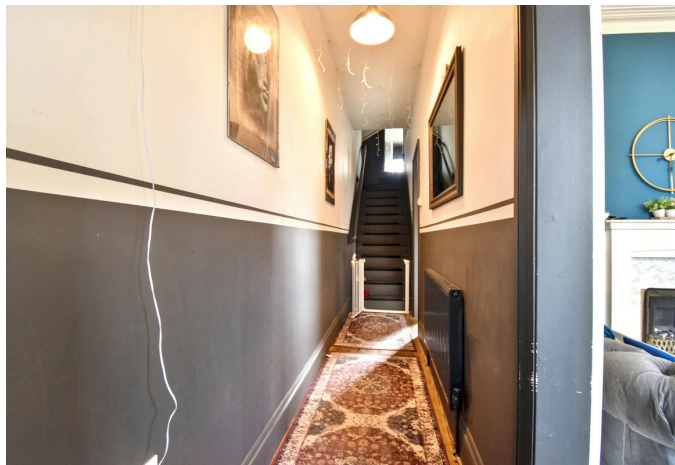
A well-presented three-bedroom mid-terraced home, conveniently positioned close to a range of popular amenities within the market town of Louth. The property is surprisingly spacious and has been well maintained, offering an entrance hall, lounge with fireplace, dining room leading through to the kitchen, with utility area and WC beyond. To the first floor are two generous double bedrooms, a further single bedroom and a spacious family bathroom with separate bath and shower. Outside, the low-maintenance rear garden enjoys a peaceful riverside setting, providing a lovely space in which to relax. The property benefits from majority uPVC double-glazed windows and doors, together with gas central heating.

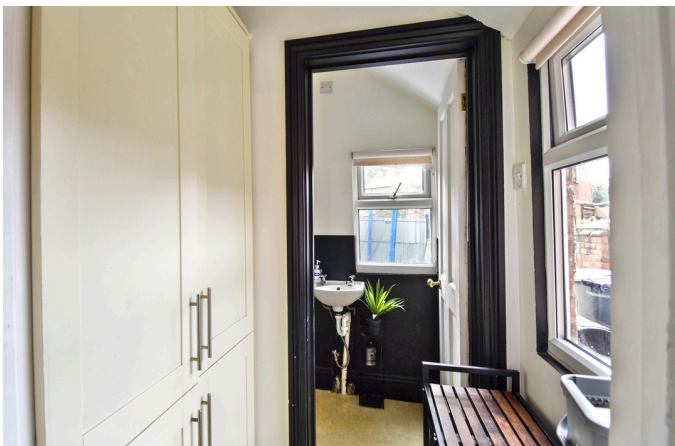
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Ground Floor

A welcoming entrance hall has a staircase leading to the first floor, with the spacious lounge positioned to the front of the property. The lounge features a bay window, ceiling coving and attractive fireplace, together with wood-effect flooring and tasteful decoration. The dining room has attractive wall panelling, fireplace with inset electric fire, radiator cover and wood-effect flooring. A connecting door leads through to the kitchen, which is fitted with a good range of Shaker-style base and wall units in an attractive ivory finish, with laminated work surfaces and tiled splashbacks. There is a built-in oven and gas hob, built-in refrigerator, window to the rear, door providing access to the garden and useful under-stairs storage cupboard.

A door leads through to the utility area, which has built-in cupboards housing the gas-fired boiler, together with space and plumbing for a washing machine. A further door leads into the WC, fitted with a wash hand basin.







First Floor

The galleried landing has timber flooring and panel doors leading to the bedrooms and bathroom. Bedroom 1 is centrally positioned and is a generous double bedroom, featuring built-in wardrobes, cast iron fireplace, timber flooring and window overlooking the rear. Bedroom 2 is another good-sized double room with timber flooring and twin windows to the front aspect, while bedroom 3 is a single bedroom with front-facing window and timber flooring. The spacious family bathroom has a four-piece suite comprising panelled bath, separate shower cubicle with electric shower, WC and wash hand basin, together with windows to two aspects and vinyl cushion flooring.





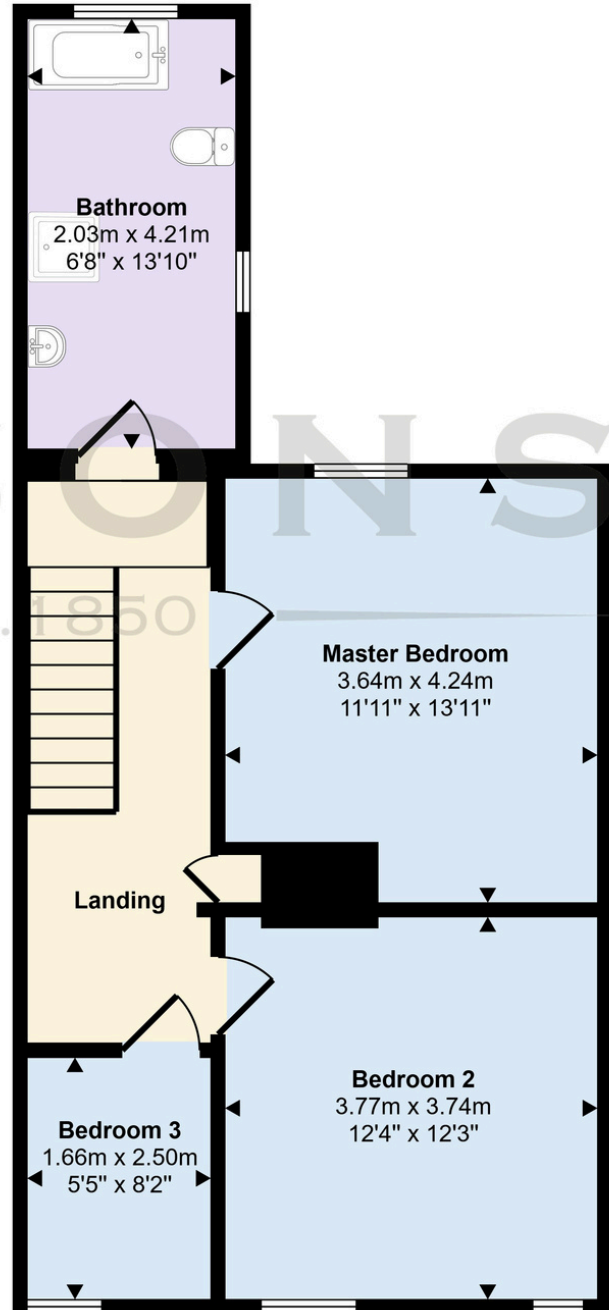
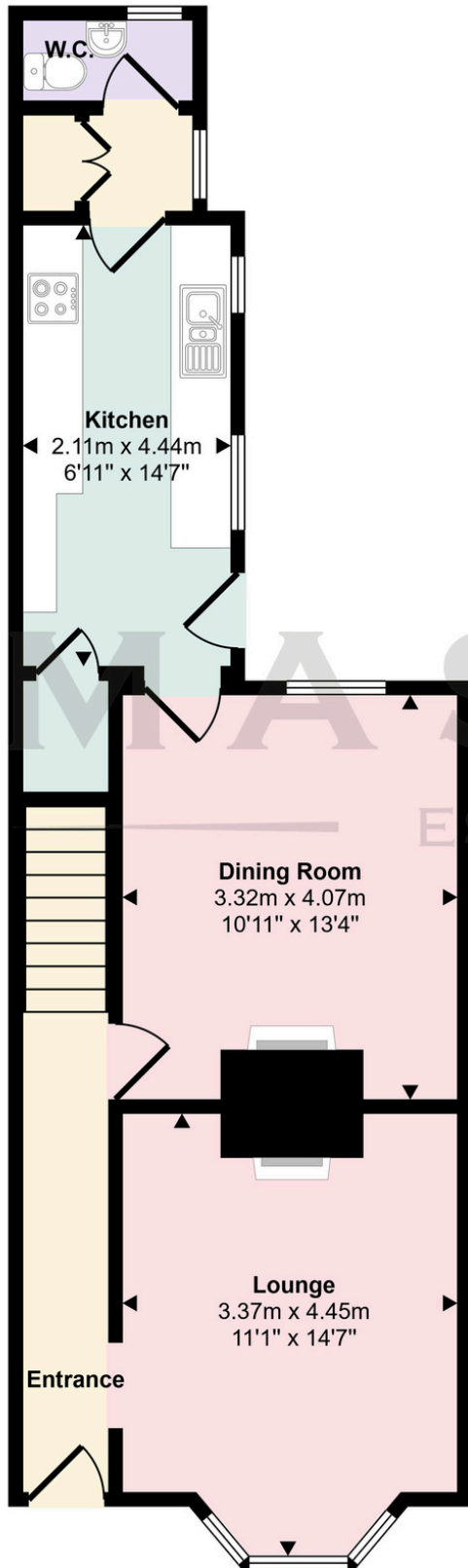
Outside

The rear garden provides a peaceful and private setting, with patio area and enclosed walled and fenced boundaries. Beyond this is a further section of garden, incorporating a dilapidated brick-built garden store which is in need of replacement, together with a rough garden area extending down towards the river and providing additional outdoor space. A shared passageway from the road runs between the properties and across the centre of the garden behind the fence, providing access for a neighbouring property.





Approx Gross Internal Area
104 sq m / 1122 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. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 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: ///mouth.airstrip.manicured

Directions

From St. James Church, travel south along Ugate, turn second left along Mercer Row and follow the road into and along Eastgate to the far end of the town centre.

Continue ahead at the first mini roundabout and then take the first exit at the second mini roundabout just a few yards further along, onto Ramsgate. Follow the road and the property will be on the right.

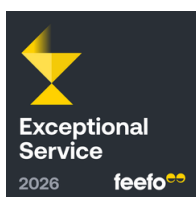
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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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LN11 9QD

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