

# 19 George Street

Louth

# M A S O N S

SINCE 1850

# 19 George Street

LN11 9JU



Characterful period townhouse

Four well-proportioned bedrooms

Two reception rooms with feature fireplaces

Stylish kitchen with adjoining utility

Converted garage ideal as home office or gym

Principal bedroom with dressing area and en-suite

Family bathroom and separate shower room

Enclosed low-maintenance courtyard garden

A beautifully presented and characterful four bedroom period townhouse, situated in a highly regarded position within the market town of Louth, just a short distance from the town centre, local amenities and King Edward VI Grammar School. Offering a superb blend of traditional features and contemporary finishes, the property benefits from well-proportioned accommodation arranged over two floors, including two reception rooms, a stylish kitchen with utility, a converted garage providing additional versatile space, and a charming enclosed courtyard garden.

The property retains a wealth of period charm including high ceilings, decorative coving, fireplaces and sash windows, while being thoughtfully updated to provide comfortable modern living. Overall, this is an attractive and versatile home ideally suited to buyers seeking character, space and convenience within one of Louth's most desirable locations.

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## The Property

Believed to date back to the Georgian period, the property is of traditional brick construction beneath a pitched roof. The accommodation has been sympathetically improved over the years, combining original features with quality modern fittings throughout.

Particular attention has been given to creating a practical and flowing layout, with well-connected reception spaces and a high standard of finish evident in the kitchen and bathroom areas. To the first floor, the principal bedroom is positioned to the rear elevation and benefits from its own dressing area and en-suite, providing a comfortable and well-appointed private space. There are three further well-proportioned bedrooms to the front elevation.

Heating is provided via a gas-fired central heating system, with the boiler and high-pressure water tank located within the converted garage.







### Entrance Hallway

A welcoming and characterful entrance hall featuring high ceilings, decorative coving and traditional dado rail panelling with decorative wallpaper above, enhancing the period charm. An elegant arched opening creates a natural transition into the inner hall. The space benefits from wooden flooring, a traditional style front door with overhead glazing allowing for natural light, and a carpeted staircase rising to the first floor. There is also useful under-stairs storage.



### Lounge

A well-proportioned and inviting reception room featuring high ceilings and large sash window allowing for plenty of natural light. The space is enhanced by attractive wooden flooring and a working fireplace with decorative surround, creating a warm focal point. The space comfortably accommodates multiple seating areas, making it ideal for both relaxing and entertaining.



## Dining Room

A charming and well-proportioned dining room offers an elegant space for both everyday living and entertaining. Featuring attractive original flooring and high ceilings with decorative cornicing and ceiling rose, the room combines period character with a warm, inviting atmosphere. A striking feature fireplace with a traditional surround provides a focal point, complemented by a classic chandelier-style light fitting. The room comfortably accommodates a dining table and chairs, with additional space for freestanding furniture. A large window overlooks and provides access to the delightful courtyard garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor spaces.





This inviting kitchen blends classic charm with modern practicality, creating a warm and functional heart of the home. Cream shaker-style cabinetry is complemented by elegant granite worktops and a striking range-style cooker, offering both style and performance for everyday living and entertaining.

Natural light streams through the window above the sink, enhancing the soft, neutral palette and highlighting the quality finishes throughout. The space is thoughtfully arranged with generous work surfaces, an integral dishwasher, and ample storage including glass-fronted display cabinets and integrated shelving. At the far end, a cosy dining area provides the perfect setting for informal meals, with space for a table and chairs—ideal for family gatherings or relaxed breakfasts. Finished with durable slate flooring and contemporary lighting throughout, this kitchen combines comfort, elegance, and practicality in equal measure.





### Utility Room

A practical and well-appointed utility room providing excellent additional workspace and storage. Fitted with a Belfast-style sink set beneath a window, the room benefits from natural light while offering a functional area for laundry and household tasks.

There is space and plumbing for both a washing machine and tumble dryer, along with additional room for freestanding appliances, including a large fridge freezer. A range of built-in cupboards provides generous storage, while a ceiling-mounted drying rack adds further convenience.

Finished with durable slate flooring to match the kitchen, this useful space is both functional and well-integrated, ideal for keeping everyday household activities separate from the main living areas.



### Cloakroom

A stylish and well-presented downstairs WC features a contemporary suite comprising a low-level WC and wall-mounted wash hand basin with chrome fittings. The space is enhanced by bold, modern décor, with rich coloured walls complemented by a mosaic tiled splashback and sleek shelving with integrated lighting.

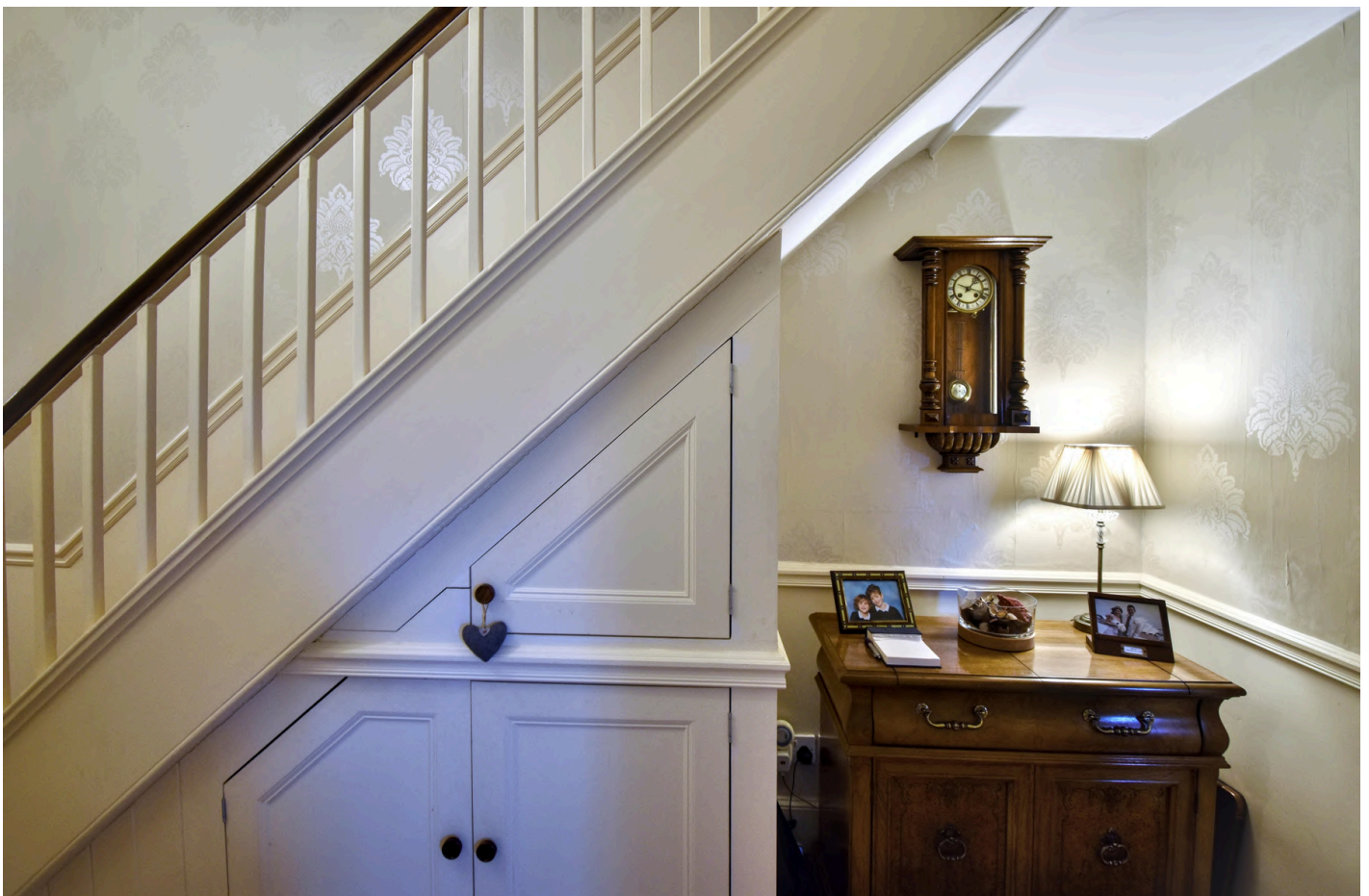


## First Floor

An attractive split-level landing adds character and a sense of space to the upper floor. Featuring a turned staircase with painted balustrade and polished wooden handrail, the area enjoys a light and airy feel with views down to the hallway below.

Finished with fitted carpeting and complemented by decorative wall detailing, the landing provides access to the first floor accommodation while offering an elegant transitional space within the home.

An inner hallway leads to the principal bedroom, bathroom and separate shower room. Well-presented with neutral décor and fitted carpeting, the space provides a practical and well-connected access point to the first floor accommodation.





### Principal Bedroom

Accessed via a well-appointed walk-in dressing room, fitted with a range of built-in wardrobes, cupboards and drawers, providing extensive storage and a practical, organised space.

The principal bedroom itself is a spacious and beautifully presented double room, featuring warm décor, quality engineered wood flooring and a large window allowing for excellent natural light, with views towards St James' Church. The layout comfortably accommodates a range of bedroom furniture while maintaining a bright and relaxing atmosphere.

The room further benefits from its own en-suite bathroom, comprising a bath with overhead shower, WC and vanity unit with storage. Finished in neutral tiling, the space provides a clean and contemporary feel, with underfloor heating enhancing comfort, completing this well-appointed suite







### Shower Room

A stylish, modern shower room located next to the main bathroom. It features a walk-in shower with a curved glass screen and slate-effect tiled walls in warm, natural tones. The space includes a low-profile shower tray, chrome fittings, a pedestal sink, and a heated towel rail. The room further benefits from underfloor heating, enhancing comfort and creating a clean, spa-like feel.



### Family Bathroom

A spacious and well-appointed family bathroom fitted with a modern suite comprising a panelled bath with shower over and glass screen, low-level WC, and a contemporary vanity unit with inset wash hand basin and storage below. The room is fully tiled in neutral tones, complemented by a mosaic-style floor. Additional features include a wall-mounted mirrored cabinet, chrome fittings, a heated towel rail, and underfloor heating, providing a high level of comfort throughout.

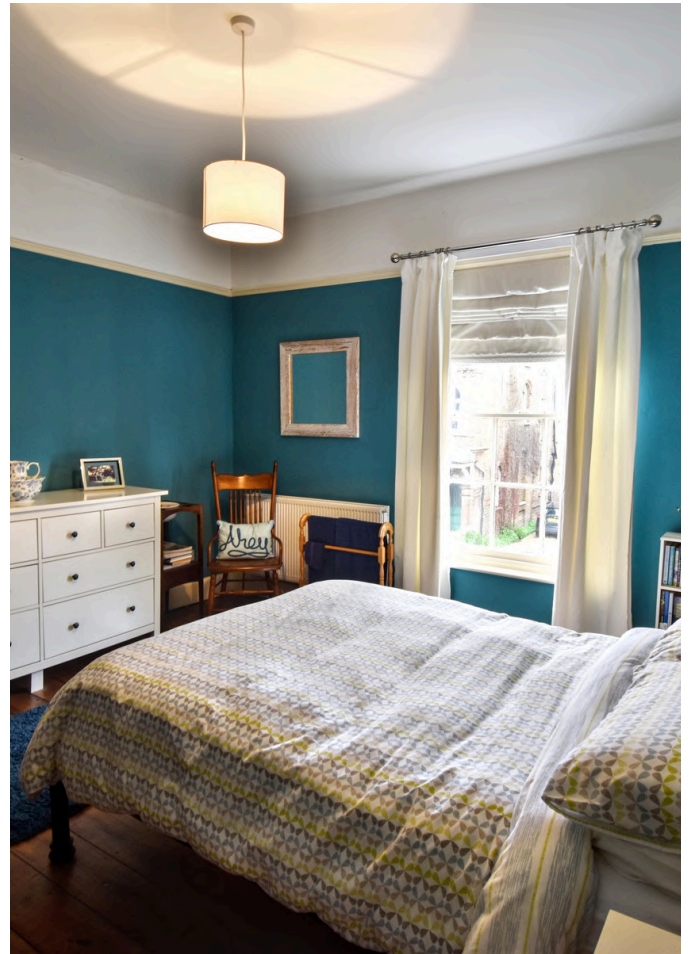


### Bedroom Two

A generous second double bedroom, featuring attractive wood flooring and a large window that provides excellent natural light. The room is tastefully decorated in soft tones and benefits from a feature fireplace, adding character and charm. There is ample space for freestanding furniture, making it a comfortable and versatile bedroom ideal for family or guests.

### Bedroom Three

A generous second double bedroom, featuring attractive wood flooring and a large window that provides excellent natural light. The room is tastefully decorated in soft tones and benefits from a feature fireplace, adding character and charm. There is ample space for freestanding furniture, making it a comfortable and versatile bedroom ideal for family or guests.







#### Bedroom Four / Study

A well-presented and versatile fourth bedroom, currently arranged as a home office. The room benefits from a window allowing for good natural light and retains attractive wood flooring.

Fitted with built-in wardrobes, the space provides excellent storage while offering flexibility for a range of uses, including a single bedroom, study or nursery. This adaptable room is well suited to modern living, particularly for those working from home.



## Outside

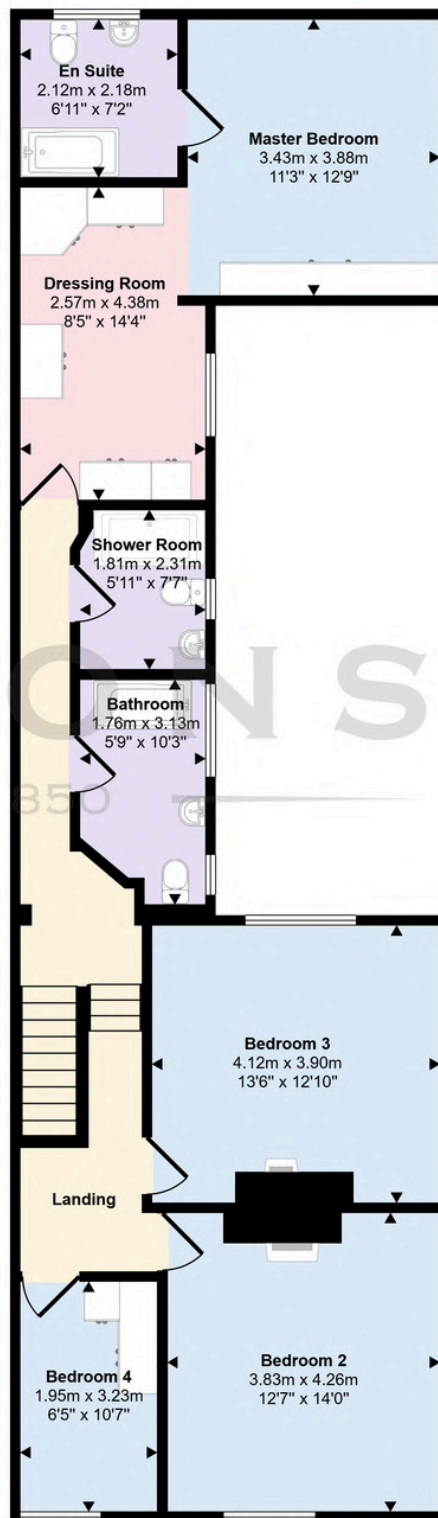
A charming enclosed courtyard garden featuring an attractive flagstone paved floor and characterful exposed brick walls, creating a warm and private setting. The space is thoughtfully arranged with a variety of planted borders and pots, adding colour and interest throughout. Ideal for al fresco dining and relaxing, the courtyard offers a low-maintenance outdoor area with ample space for seating and entertaining.

A gate from the courtyard provides access onto a shared side lane, understood to be unadopted, where the current owners park, offering a practical off-street parking arrangement to the side of the property.





Ground Floor  
Approx 91 sq m / 979 sq ft



First Floor  
Approx 93 sq m / 1006 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band C

### 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: ///laying.first.bared

### Directions

From St James' Church in the centre of Louth, proceed along Upgate, then take the right turn onto Gospelgate. Continue and take the next left onto George Street, where the property will be found on the right-hand side.

### Agent's Note

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.

# Louth

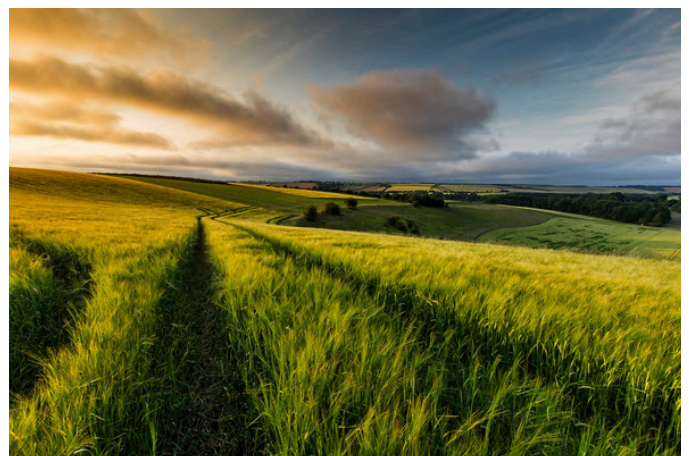
Vibrant Living in the Wolds

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.



# M A S O N S

SINCE 1850

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