

9 Kidgate

Louth

MASONS

SINCE 1850



9 Kidgate

Louth, Lincolnshire LN11 9HN

Detached mid-Victorian town house just yards from the shopping centre

Technically enhanced to a superb standard creating a a highly efficient 4 bedroom home

Primary heating by air source heat pump with 3 air conditioning units for heating and cooling

10kW solar panels and 27kW of energy storage by two Tesla Powerwall 3 batteries

Gas combination boiler providing hot water and back up central heating

Superbly presented accommodation combining charcater and contemporary lifestyle

Parking courtyard for two cars with electric charger

Elegant hallway, cloaks/WC, and spacious landing with gallery

Two well proportioned reception rooms with fireplaces, modern kitchen and utility room

Double-glazed multi-pane effect windows fitted within the last 2 years

For sale with NO CHAIN

MOVEWITHMASONS.CO.UK
01507 350500

The Property

The property comprises a mid Victorian town centre detached house with gable front and rear elevations, built in solid brick with slate roof covering and an extensive bank of 10kW of PV solar panels to each roof slope and linked to 2 x Tesla Powerwall 3 batteries providing 27kW of energy storage.

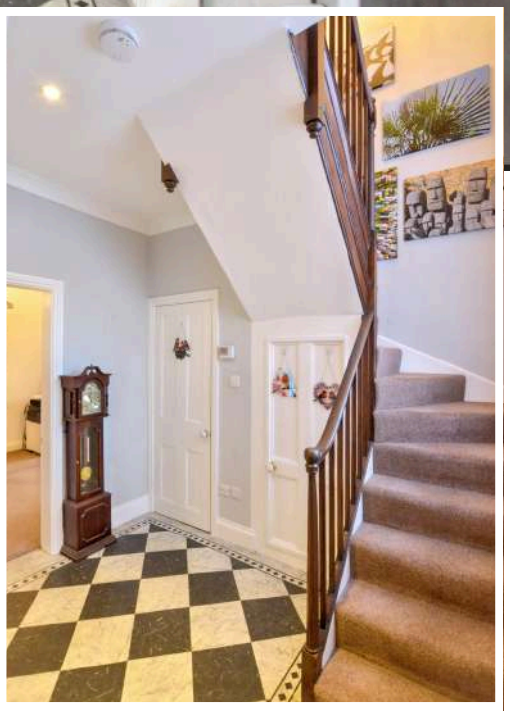
The current owner receives around £1,000 p.a. on a smart export tariff and enhanced estimated costs for gas and electricity are around £685 p.a. to include use of the electric car charger and the multipoint air source heat pump linked to 3 x air conditioning/heating units which are used as the primary heating/cooling system. This is supplemented by the Ideal gas combination boiler used for hot water and which is an excellent back up heating system with steel panel radiators throughout the accommodation.

The windows have been replaced with appropriate multipane effect uPVC double glazed vertical sliding sashes which have a black woodgrain effect external finish and a white finish internally. A shared access from Kidgate leads to a courtyard double parking space, enclosed by the rear wall of the house and boundary walls on two sides, with potential to turn part of the courtyard into garden if a buyer prefers.

The accommodation is bright and well-presented combining contemporary features and character. There is a spacious entrance and inner hallway with return staircase to above and cloaks/WC at the rear, a front reception room and a spacious “double” living room at the rear open to the refurbished kitchen which has a utility room off. On the first floor there is a spacious landing with gallery, 1 single, 1 twin, two double bedrooms and a large bathroom with white suite including bath and shower. Ceilings are coved and the traditional painted doors are of 4-panel style.







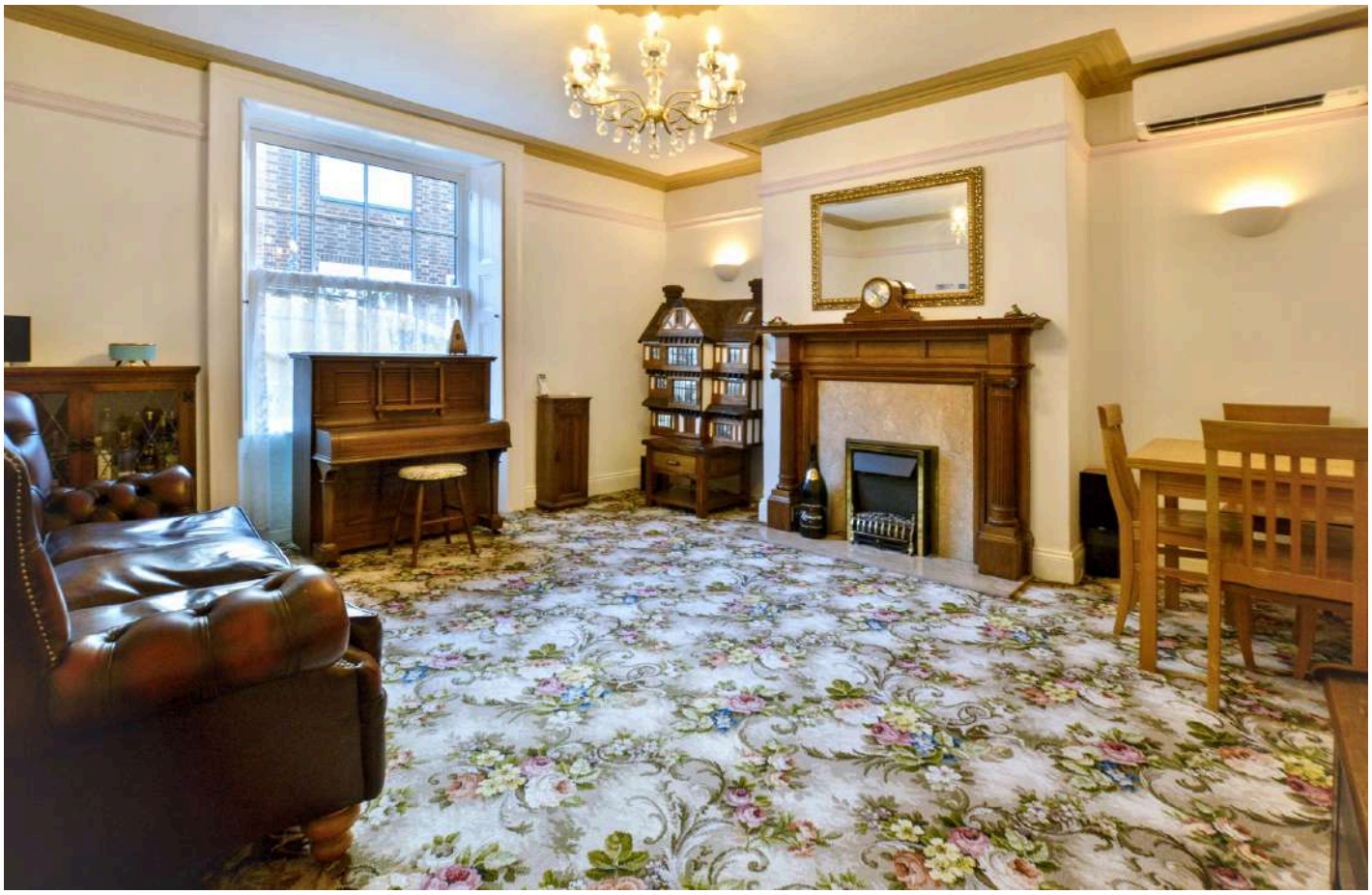
Ground Floor

A newly fitted composite door with arched fanlight and set into a handsome white pillared surround opens into the **entrance hall** with LVT Victorian style flooring with border extending into a **rear hall**. Here the return staircase has a useful understairs cupboard and leads up to the first floor with a pillared balustrade and natural light flooding the rear hallway from a large side window.

Just off the hall is the **cloakroom** with a white suite comprising a dual-flush low-level WC and corner wash basin with ceramic-tiled splashback.

At the front of the house the **lounge** is a nicely proportioned reception room with an electric fire set into an elegant composite stone and ornate hardwood surround with fluted pillars. This room has a Mitsubishi air conditioning unit, a moulded picture rail, ceiling rose to the centre light point and two wall uplighters. The large front window has original working moulded shutters.






POPCORN
ICE CREAM

From the rear hallway a 15-pane glazed door opens into a versatile **living/dining room** which is a sitting and cinema room for the present owner with a large shaped archway and a smaller complementary archway at the side into the fitted kitchen. To the rear wall is a Mitsubishi air conditioning unit, and there are ceiling lights and wall uplighters. The fireplace has in inset gas fire with granite and white pillared surround.









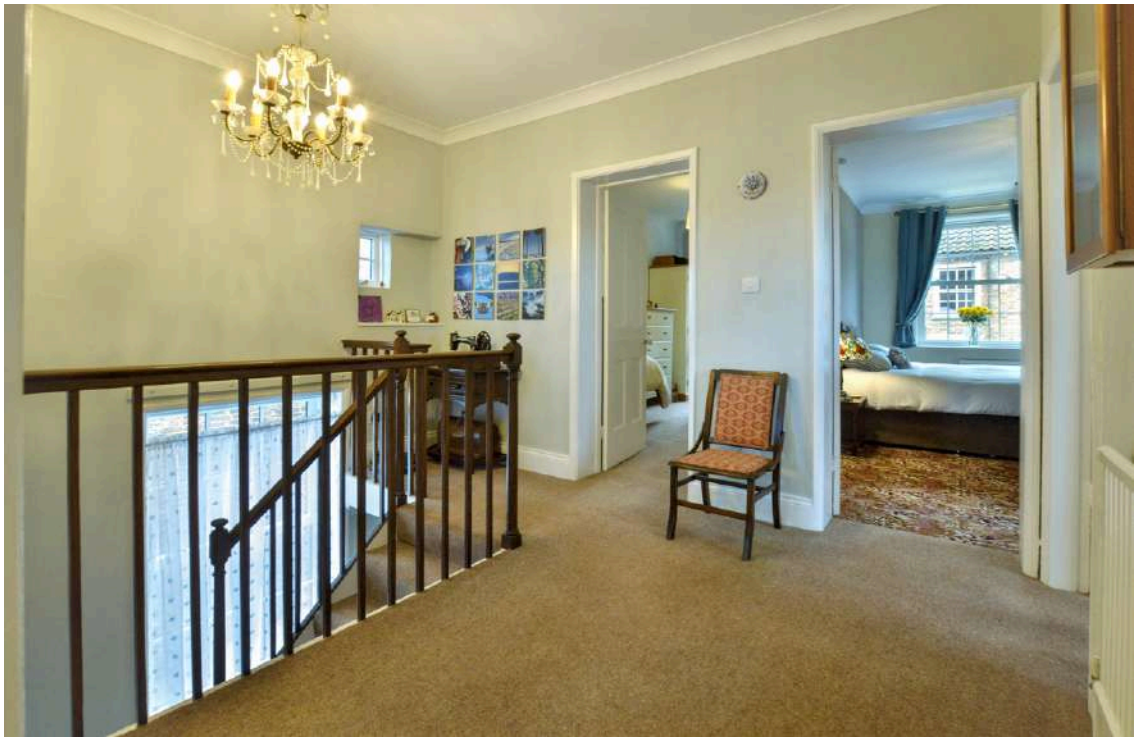




The **fitted kitchen** has been professionally refurbished and has light grey woodgrain effect facings to the base and wall cupboards, drawer unit, integrated dishwasher and newly fitted Quartz “sparkle”work surfaces with a black acrylic sink unit and hose mixer tap with cold water filter. There is LED lighting under the wall units and LED downlighter spotlights to the ceiling. The Bosch combination oven can be programmed to cook by conventional, microwave or air fryer technology and above is a Bosch induction hob and a faced pull-out extractor hood with downlighter. The window on the side elevation is a double sash, the floor has an LVT pine effect finish. Space has been left for an upright fridge-freezer.

Beyond is a **utility-lobby** with work surface, full height cupboard units, space and plumbing for washing machine and cupboard housing the Ideal gas combination boiler with digital controller. A composite rear door leads outside with steps down to the courtyard parking area.

First Floor

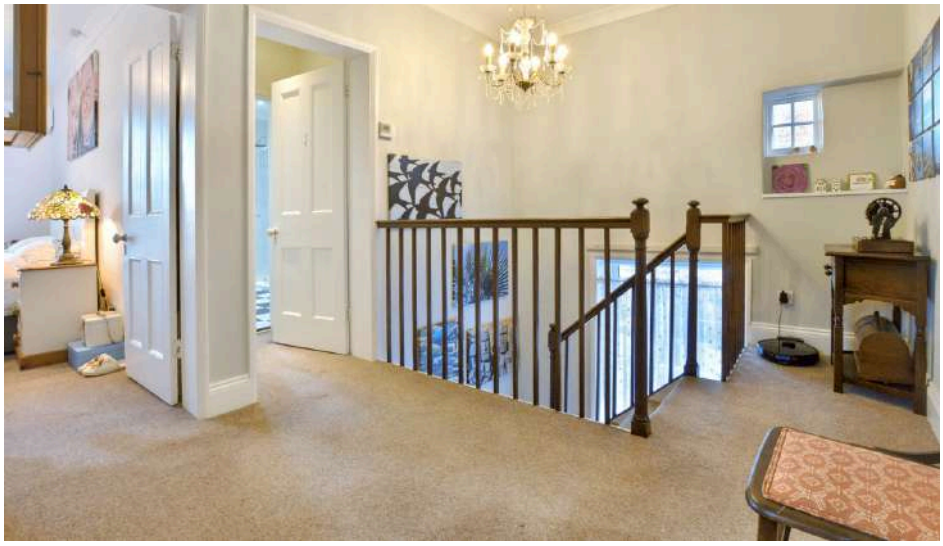


The **landing** is a superb feature of the house, particulary spacious with pillared balustrade extending from the staircase to form a gallery over the stairwell with light point above for a chandelier. A wall alcove has a tiny side window and a small inner landing leads through to the bathroom, with a good size airing cupboard having radiator, small window and linen shelving.





Doors lead off from the landing to the **four bedrooms** with master at the rear having built-in wardrobes to each side of the chimney breast and Mitsubishi air conditioning unit. A further double room and good size twin room are located at the front of the house while the single bedroom is at the side. The bedroom windows present interesting views over the town surroundings and “roofscapes”.













The **bathroom** is an excellent size and naturally lit by a large rear window and a side window. The room has white dado panelling, tile effect flooring and is luxuriously fitted with a white suite. There is a double-ended roll-top bath with chrome ball and claw feet, and shower fittings to the Period style mixer tap. The low level WC has a plumbed Vovo bidet seat and there is a separate bidet adjacent together with a stylish pedestal wash basin having lever taps. In addition to the bath, there is a wide shower cubicle, splash-boarded on two sides with straight and curved glazed screens, a thermostatic mixer unit, handset and drench head. The ceiling has LED downlighters and there is a combined radiator and heated towel rail.



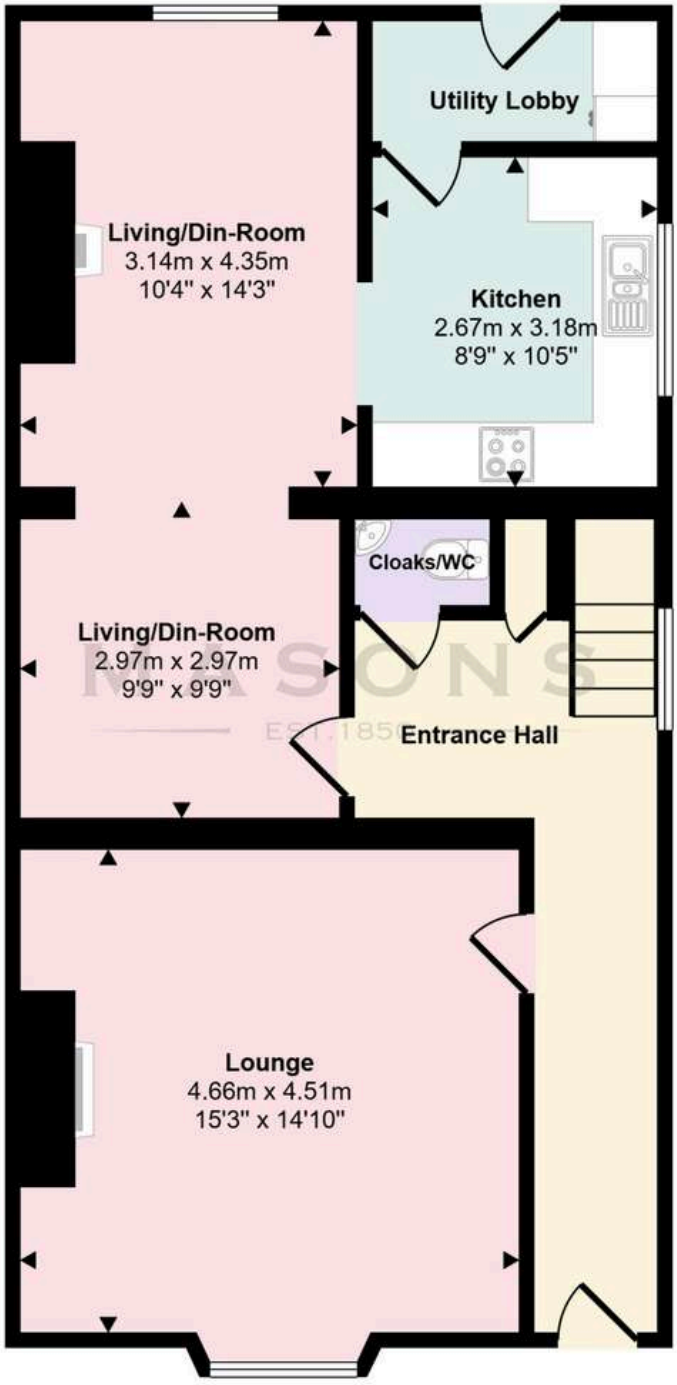




Outside

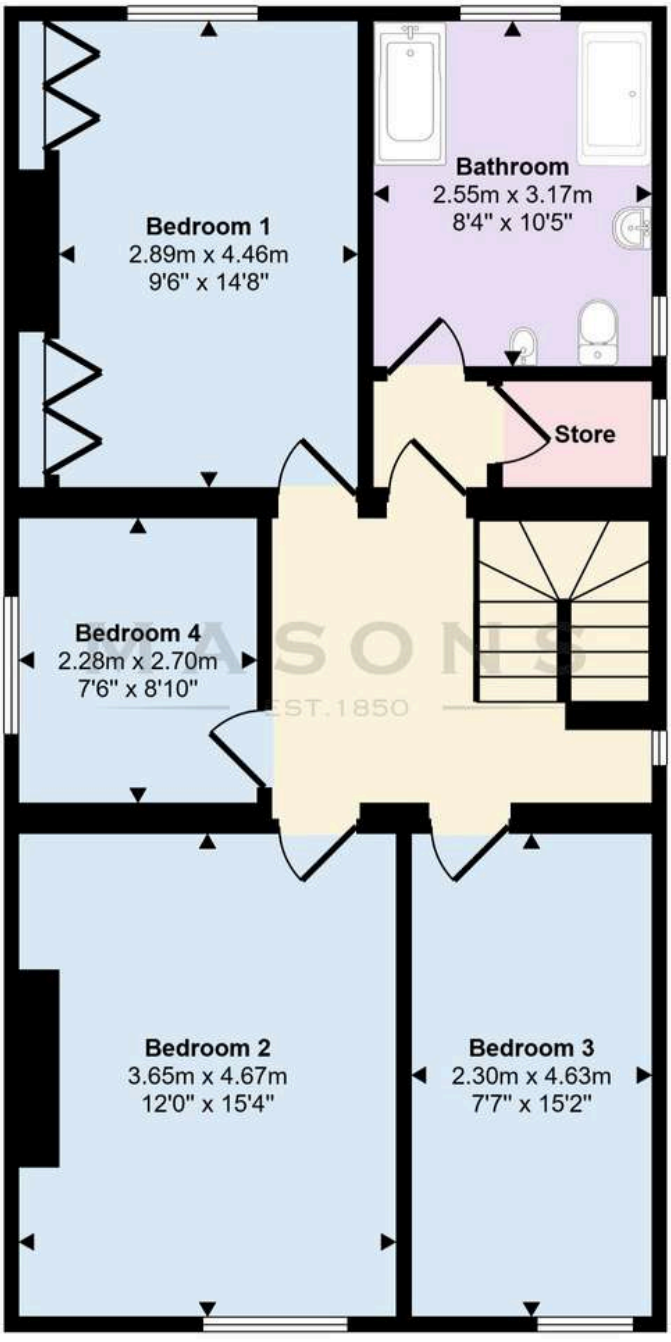
The **rear courtyard** has vehicular and pedestrian access via a shared driveway from Kidgate and the rear door from the utility lobby has a grand portico surround in white with brick and Yorkstone steps leading down and ornamental handrails. The Mitsubishi multipoint air source heat pump and Tesla batteries are against the rear wall with Zappi 7.2kW car charger, while meters are in cabinets on the side wall of the house. There are mains powered outside lights including a sensor mini floodlight.





Ground Floor

Approx 73 sq m / 789 sq ft



First Floor

Approx 75 sq m / 809 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.

The Lincolnshire Wolds and The Coast

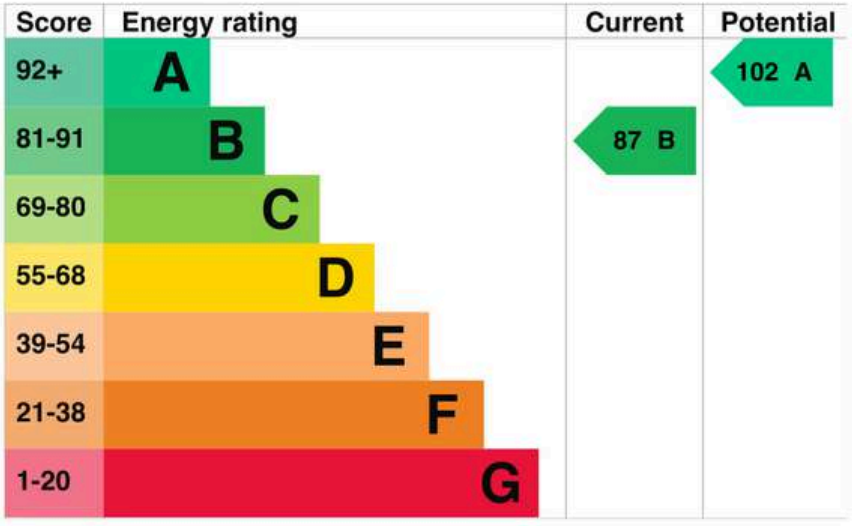


Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer 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: /// fired.looked.feels

Directions

From St James Church travel south along Upgate and after the zebra crossing Kidgate emerges from the left but is a one way street towards Upgate. By car go to the traffic lights, turn left and then take the third left turn down to Kidgate, turn left and continue until No. 9 is found 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.

MASONS

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