

25 Newbridge Hill

Louth

MASONS

SINCE 1850

25 Newbridge Hill

Louth, LN11 0NQ



Beautifully Presented Terraced Home

Three Well-Proportioned Bedrooms

Private west facing Rear Garden

Principal Bedroom with En Suite

Spacious Lounge with bay window

Open-Plan Kitchen Diner

Driveway Parking & Garage

Close to town centre and amenities

Positioned on this popular residential road close to the town cente and amenities is this beautifully presented three-bedroom home. The well maintained and contemporary property offers spacious family accommodation comprising an entrance hallway with cloaks/WC, generous lounge, and an open-plan kitchen diner to the rear with built-in appliances and patio doors opening onto the good-sized rear garden. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite, together with a family bathroom. Externally, the property benefits from driveway parking leading to the garage.

The property is believed to date from 2009 and benefits gas-fired central heating via a glow worm boiler with pressurised tank, along with uPVC doors and windows throughout.

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Ground Floor

Spacious hallway with staircase to the first floor featuring a timber banister and understairs storage. There is also a cloaks/WC fitted with a WC and corner wash hand basin. The hallway houses the electricity consumer unit and heating thermostat.

The spacious lounge is positioned to the front and is generously sized, featuring a bay window to the front with carpeted flooring throughout.











To the rear is the open-plan kitchen diner, fitted with a good range of base and wall units with laminate work surfaces, one-and-a-half bowl sink and a cupboard housing the boiler. Integrated appliances include a dishwasher, single electric oven and four-ring gas hob with extractor above. Space and plumbing provided for washing machine and fridge freezer. The room is finished with tiled flooring throughout, ample space for dining furniture and double patio doors opening onto the rear patio and garden.



First Floor

The landing provides loft access which is part boarded and includes a cupboard housing the pressurised hot water cylinder with shelving for laundry storage. The principal bedroom is positioned to the front and is a generous double room with carpeted flooring, built in wardrobes together with access to the en suite shower room. The en suite comprises a shower cubicle with fully tiled wet area and thermostatic shower mixer, low-level WC, wash hand basin over a worktop with storage below. There is also a chrome heated towel rail, frosted front window and wood-effect vinyl flooring.











Bedroom 2 is a further double bedroom with rear window, built in wardrobes and carpeted flooring while bedroom 3 is a single room with rear window.

The family bathroom is fitted with a panelled bath with shower above and screen with extended tiling. There is also a wash hand basin, low-level WC, chrome heated towel rail and vinyl flooring.









Outside

To the front of the property is a paved pathway leading to the entrance door with small garden alongside. The rear garden enjoys a private and sunny aspect with a paved patio adjoining the kitchen doors, the remainder laid to astro turf and enclosed by wall and fenced boundaries. Outside tap and light provided.

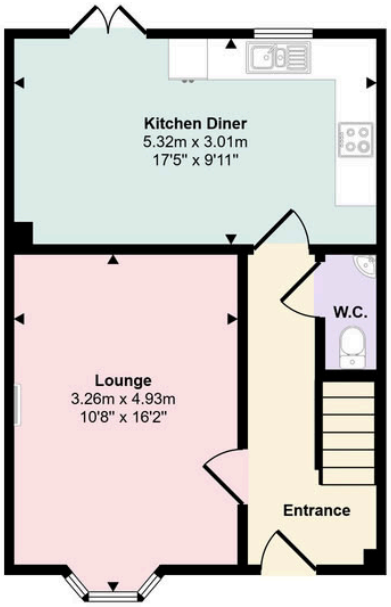
Beyond the garden is a private parking space with brick-built single garage with up-and-over door, power and lighting.



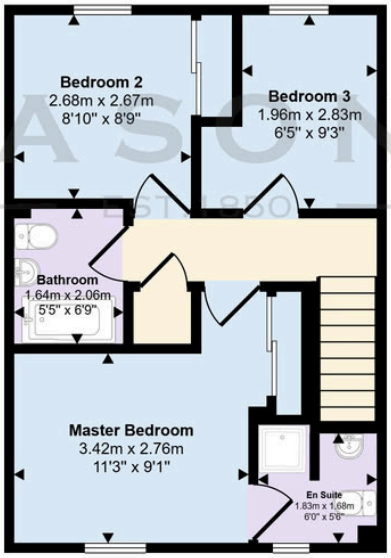




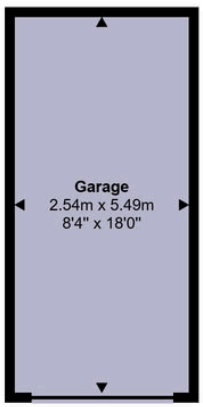
Approx Gross Internal Area
97 sq m / 1047 sq ft



Ground Floor
Approx 41 sq m / 443 sq ft



First Floor
Approx 42 sq m / 453 sq ft



Garage
Approx 14 sq m / 150 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.

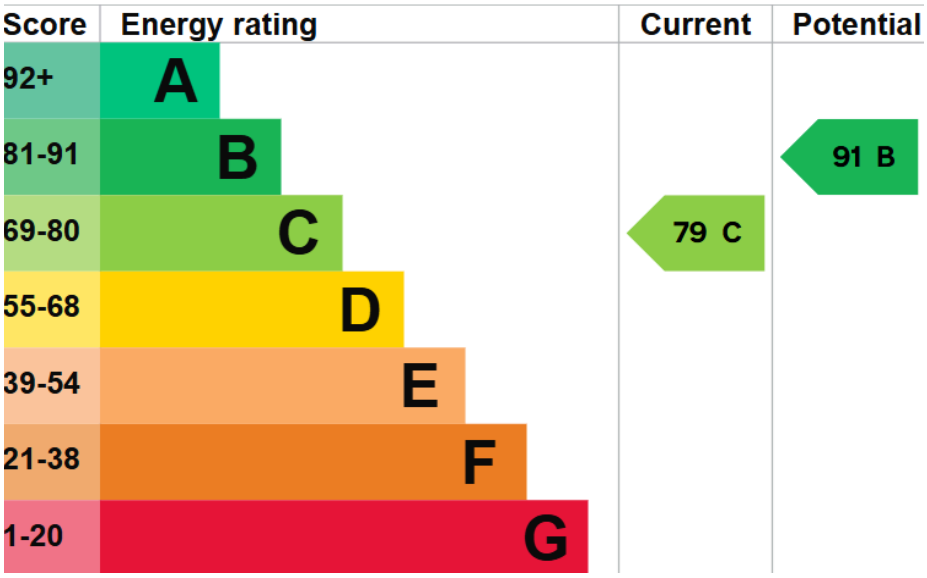


For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, 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.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

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: ///redeemed.insert.yoga

Directions

From St. James Church in the centre of Louth proceed south along Upgate and turn second left along Mercer Row – follow the road through the centre and on the far side at the second mini roundabout turn left along Ramsgate. Follow the road to the next mini roundabout and turn left onto Newbridge Hill, the property is then on the left at the top of the hill opposite Aldi.

Agent's Note

The property is liable for a service charge to Meadfleet for the maintenance of the shared green areas within the development and is currently approximately £80 per 6 months.

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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