

7 Edward Street

Louth

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SINCE 1850



7 Edward Street

Louth, LN11 9LA

Attractive period townhouse situated within Louth's West Conservation Area

Three well-proportioned double bedrooms arranged over two upper floors

Split-level, open-plan lounge and dining room with feature fireplace

Light-filled conservatory overlooking the rear courtyard

Enclosed paved courtyard garden with established shrub and tree borders

Private off-road parking accessed via a rear lane

Conveniently positioned within walking distance of Louth town centre, local schools and Westgate Fields

Believed to date back to the early Victorian period, this attractive townhouse retains much of its original charm, with traditional brick elevations, sash-style windows with secondary glazing to the front elevation, and timber internal doors. Situated within Louth's sought-after West Conservation Area, the property offers spacious and characterful accommodation arranged over three floors, combining period features with modern improvements.

The accommodation comprises three double bedrooms, a modern breakfast kitchen, a recently refitted bathroom and a light-filled conservatory-style garden room, together with a split-level lounge and dining room. Outside, the property benefits from an enclosed courtyard garden and private off-road parking, a particularly valuable feature in this central location. Conveniently positioned within walking distance of Louth town centre, local schools and Westgate Fields.









A small entrance porch opens directly into the welcoming lounge, where a front-facing window brings in natural light. The feature fireplace has a painted brick recess and contrasting dark surround, with fitted shelving to one side for display.The room comfortably accommodates a generous seating arrangement. A wide, softly arched opening links it to the dining room, enhancing the sense of space.



The dining room offers a distinct yet connected setting for everyday meals and entertaining, with ample space for a table and additional furniture. A side-facing window provides natural light, while a traditional timber door adds character. Stairs lead to the first floor, and a doorway opens into the kitchen, creating a practical flow between the main ground-floor rooms.











Beyond the dining room, a galley-style kitchen extends towards the rear of the property, fitted with a range of white wall and base units complemented by wood-effect worktops and white metro-tiled splashbacks. Appliances include a built-in electric oven, ceramic hob with extractor hood above and a one-and-a-half bowl sink positioned beneath the window. A breakfast bar with seating for two provides a convenient space for informal dining, while wood-effect flooring runs throughout.

The adjoining utility/WC is fitted with a traditional-style wash basin and low-level WC, together with a worktop providing space beneath for a washing machine and additional shelving above. A window provides natural light, while painted timber panelling adds character to the room.

Beyond the kitchen, a conservatory provides additional living space with access to the rear courtyard garden.













A staircase rises from the dining room to the first-floor landing, providing access to a spacious double bedroom and family bathroom. Positioned to the front of the property, Bedroom One is a generously proportioned room retaining attractive period features, including a traditional cast-iron fireplace, sash-style window and fitted cupboards to either side of the chimney breast. The room offers ample space for a double bed and additional bedroom furniture, with natural light provided by the large front-facing window.

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with glazed shower screen, pedestal wash basin and low-level WC. Neutral stone-effect wall tiling complements the painted timber floorboards, while a large rear-facing window provides natural light. Additional features include a radiator and built-in storage cupboard with louvred doors.




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A further staircase rises to the second-floor landing, providing access to two additional bedrooms.

Bedroom Two is a generously proportioned double room, enjoying plenty of natural light through a front-facing sash-style window. The room offers ample space for a double bed and additional furniture, with a recessed area currently utilised for open wardrobe storage.

Bedroom Three is positioned to the rear of the property and provides a further well-proportioned bedroom, currently arranged with a single bed and dressing table. A traditional Yorkshire sliding sash window allows natural light into the room, while a separate storage cupboard provides useful additional space.









Outside

To the rear of the property is an attractive enclosed courtyard garden, laid with traditional flagstone paving and offering a pleasant, private space for outdoor relaxation and entertaining. High brick boundary walls provide a good degree of privacy, while established trees, shrubs and planting borders soften the surroundings and add greenery throughout the garden. The courtyard offers ample space for outdoor seating and dining, with room for additional pots and planters, creating a charming, low-maintenance outdoor setting.

A timber gate set within the rear boundary wall provides access to the property's private off-road parking space, approached via a lane alongside No. 5 Edward Street. This is a particularly valuable feature for a period townhouse situated within easy walking distance of Louth town centre.



Approx Gross Internal Area
113 sq m / 1214 sq ft



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Ground Floor
Approx 56 sq m / 606 sq ft

First Floor
Approx 29 sq m / 308 sq ft

Second Floor
Approx 28 sq m / 300 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.

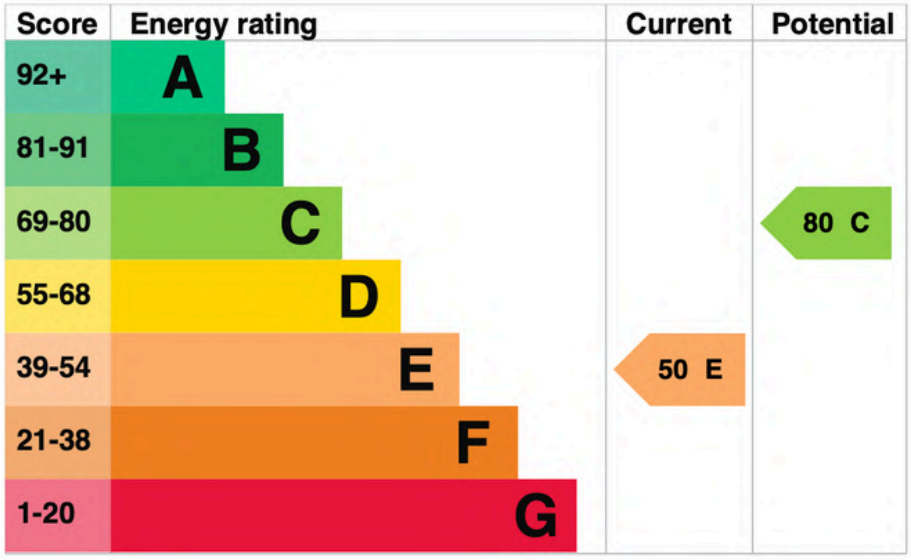


For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally,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



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: ///mixer.skinny.market

Directions

From St James' Church, travel south along Upgate. After the zebra crossing, take the narrow right turn onto Gospelgate. Follow to the end and turn left into Edward Street. No. 7 is a short distance along on the left-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.

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