



# 14 South Street

Louth

**M A S O N S**

— Celebrating 175 Years —



# 14 South Street

Louth,  
LN11 9JS

Beautifully restored 4-bedroom Victorian townhouse

Three reception areas including lounge, dining room and breakfast kitchen

Retained period features including sash windows, fireplaces, and timber floors

Reconfigured first floor layout with independent access to all bedrooms

Generous front garden and private, south-facing rear garden

Brick-built store and large timber shed

Private off-road parking space accessed via Spital Hill

Short walk to Louth town centre, shops, schools and amenities

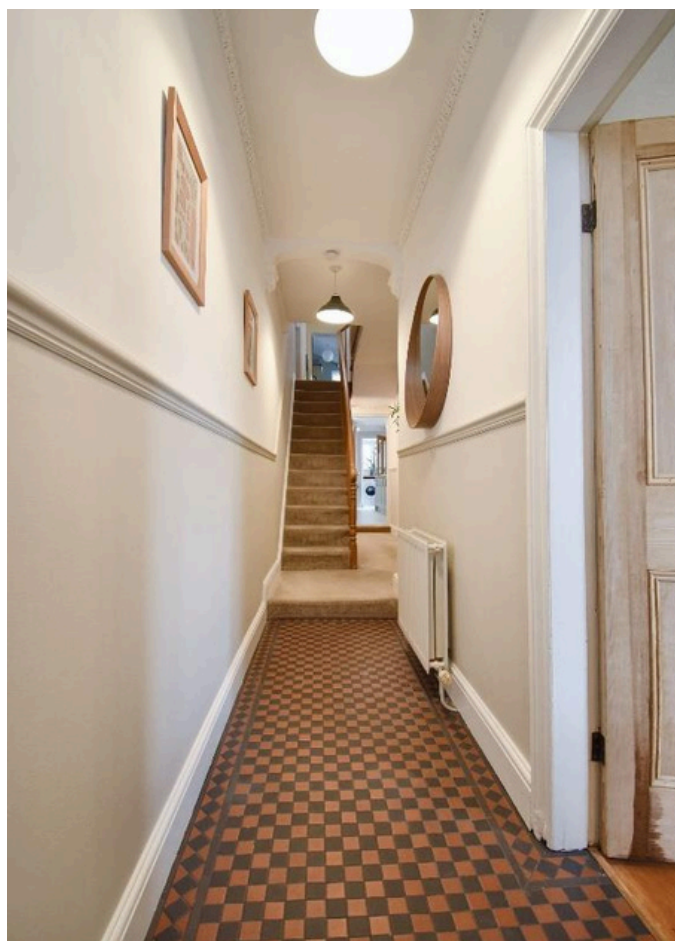
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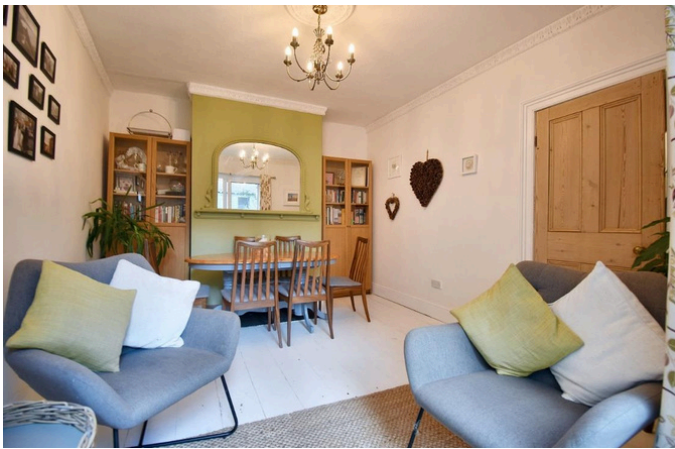
From its elevated position above the street, this handsome red-brick terrace presents a graceful façade with original sash windows and a pillared entrance porch. Step through the timber front door and into a wide, welcoming hallway, where a smart tiled floor, dado rails and four-panel pine doors set the tone for the rest of the home.

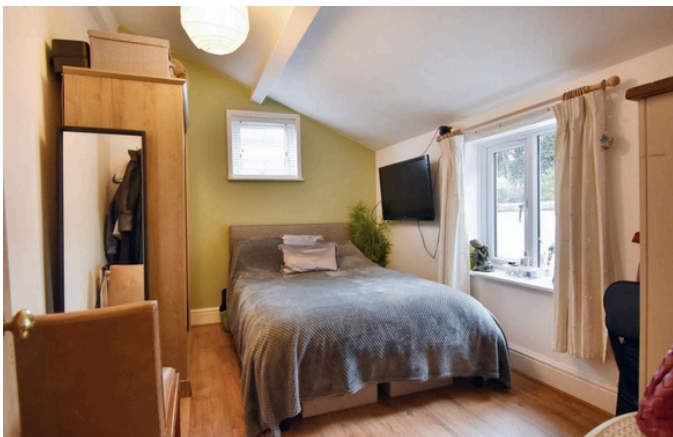
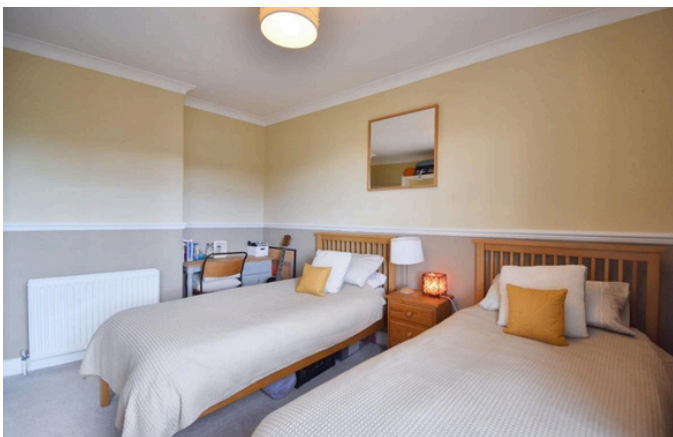
To the front, the lounge is bright and elegant, with exposed timber floorboards, high ceilings, and a beautiful period fireplace with cast-iron insert and tiled hearth. Shelved alcoves and a wide bay window add to the character and light. To the rear, the dining room is another well-proportioned space with sliding patio doors to the garden—perfect for entertaining or relaxing—and painted timber floorboards that enhance the room’s versatility.

The breakfast kitchen is stylish and practical, fitted with cream Shaker-style units, solid woodblock worktops, and a breakfast bar. There’s a Lamona electric oven, gas hob and extractor, plus space for a fridge-freezer. A large window overlooks the garden, and the timber part-glazed door leads into a dedicated utility room, fitted with matching units, solid worktop, and plumbing for a washing machine and dryer. The combination boiler is also housed here, regularly serviced for peace of mind.









Upstairs, the galleried landing is filled with natural light from a stained glass roof light above, and a reconfigured layout now provides independent access to all four bedrooms, including the rearmost room. The principal bedroom is centrally positioned with garden views, built-in wardrobes and a period fireplace with timber surround. The front second bedroom is equally generous in size, currently arranged as a twin, and also features a sash window and space for freestanding furniture.

Bedrooms three and four are both to the rear— one a compact double with vaulted ceiling and dual-aspect windows, the other a single-sized space currently used as a home office, with sash window and exposed pine floorboards. The family bathroom is beautifully finished with a panelled bath and hand shower, traditional-style fittings, wood-effect vinyl flooring, panelling to half-height, and a frosted window for light and privacy.

The front garden is notably generous for a town-centre terrace—laid mainly to lawn with mature planting, gravel borders, and high-level boundary fencing offering privacy from the street. A paved area provides space for a small bistro table and chairs.

To the rear, the south-facing garden is both private and practical—laid to gravel with a paved path, raised planting borders, and ample room for outdoor dining. High brick walls create a peaceful, enclosed feel, and there's a large painted timber shed for storage. A brick-built store at the rear of the property, with a tiled roof and timber door, provides further space for bikes, tools or hobby use.

A rear gate leads to a shared passage that gives access to the property's private parking space, located on Spital Hill just around the corner—a rare and valuable feature in this central location.



Approx Gross Internal Area  
127 sq m / 1369 sq ft



First Floor

Ground Floor

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

### 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

### Directions

From St. James' Church, travel south along Ugate and turn right at the traffic lights into South Street. No. 14 is a short way along on the left-hand side, set well back from the road.

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.

# M A S O N S

EST. 1850

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#### Important Notice

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