



24, St. Michaels Road

Louth

M A S O N S
— Celebrating 175 Years —



24, St. Michaels Road

Louth
Lincolnshire LN11 9DA

Investment property for sale, currently let on a Periodic tenancy

Positioned in the residential Conservation Area of Louth market town

Surprisingly spacious and versatile, modernised accommodation

3 first floor bedrooms and ground floor play room/gym which could be a fourth bedroom

First floor bathroom and ground floor shower room

Entrance lobby, fitted kitchen with appliances and semi open plan with spacious dining room

Bright, airy lounge with large windows and painted panelling

Roof terrace accessed from the rear first floor bedroom

Gas central heating system and nearly all windows are double-glazed

Forecourt at the front and small side courtyard for wheelie bins, storage etc.

A glance at the front and side elevations of this surprisingly spacious end-terraced house reveals that the front of the property was partly shop premises in times gone by.

We estimate the property to date back to the late 1800s or early 1900s, with brick-faced principal walls beneath a pitched timber roof structure covered in natural slate to the main section of the house, a concrete-tiled pitched roof to the rear wing and a flat, mineral-felt roof forming a roof terrace over the single storey far rear wing with a low capped brick wall surround. The double-glazed windows are partly timber framed but mainly uPVC with some tilt and turn opening panels.

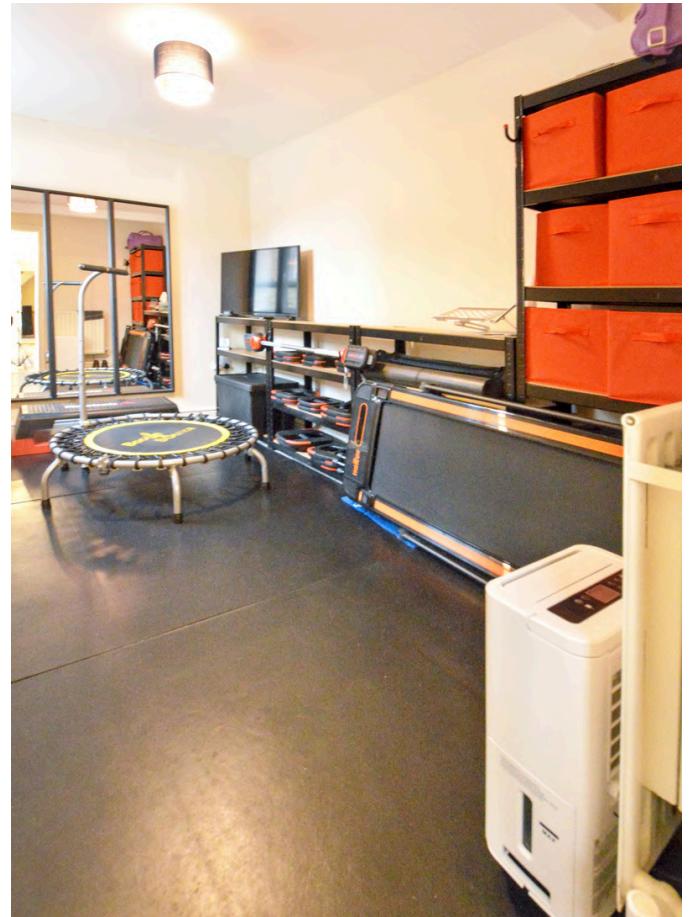
The rooms are well presented and have a contemporary feel following thorough modernization in recent years. Heating is by a gas combination central heating boiler and the room layout is versatile with three first floor bedrooms and a potential fourth ground floor bedroom, presently used as a playroom/gym.

Ground Floor

The entrance into the property is on the return frontage to Ashley Road, where double gates and steps lead down to a uPVC white, part-glazed (double-glazed) door with decorative pane.

This opens into an **entrance lobby** with an oak laminate floor covering, large double-glazed window with louvre blind on the side elevation, six-panel door to a shower room and part-glazed doors with decorative panes to the kitchen and playroom/gymnasium.

The **playroom/gymnasium** is conveniently located on the ground floor close to the kitchen and directly next to the shower room - as such this could be a ground floor bedroom or bedsitting room. There is a double radiator, a ceiling light point and two double-glazed windows on the side elevation with vertical louvre blinds.



The **shower room** is a good size and has a white suite comprising a low-level WC, pedestal wash hand basin with chrome lever mixer tap and tiled splash-back, together with mirror over, and a corner ceramic-tiled and glazed shower cubicle.

The shower unit is a wall-mounted thermostatic mixer unit with flexible lead and handset on wall rail. The floor is ceramic tiled and there is a chrome ladder-style radiator/towel rail and a light-operated extractor fan with two LED spotlights to the ceiling.



The **kitchen** is bright and airy with an extensive range of modern built-in units finished in white with metal handles and comprising base cupboards, drawer unit with deep pan drawers, roll-edge oak block-effect work surfaces and a black acrylic, one and a half bowl sink unit with lever mixer tap. There are tall, shelved larder cupboards, one of which provides shelved storage in the lower area with the Ideal Esprit Eco 2 gas combination to the upper section.

A further tall unit housing the Beko electric double oven with grill. Separate Cooke & Lewis black ceramic hob with glass splash-back and stainless steel cooker hood with downlighter over. A further tall unit has an integrated fridge-freezer. Wall cupboard units, two recesses with plumbing for washing machine and dishwasher, radiator, oak-effect laminated floor covering extending through from the entrance lobby and large window on the side elevation with louvre blinds. Lighting is by multiple LED ceiling downlighters with a mains-powered smoke alarm and there is another wide recess or breakfast bar to the corner of the kitchen.





A square walk-through opening leads into the semi-open plan **dining room** adjacent, which is an excellent size with a large, double-glazed window on the side elevation with having louvre blinds. There is a radiator and the staircase with white-painted, pillared balustrade leads off to the first floor rooms from one corner. Further mains-powered smoke alarm and part-glazed door to the lounge.





The **lounge** is an attractive, bright and airy room with two large timber-framed, double-glazed windows and a feature arched, single-glazed fanlight window depicting the number 24. A corner cupboard houses the electricity consumer unit and meter. There is a radiator and painted panelling to one wall, together with a painted, panelled and coved ceiling.



First Floor

A long, **split-level landing** has a radiator, LED downlighters working on sensor switches and a mains-powered smoke alarm. White four-panel doors lead off to the bedrooms and bathroom.

The **master bedroom** is positioned at the front of the house and is a good-size double room with two tilt and turn double-glazed windows on the front elevation and a long radiator beneath. There is a large, built-in double wardrobe with white-painted panelled doors, having clothes rail and top cupboard over.

To the left side of the wardrobe there is an attractive feature cast iron, white-painted fire surround set into a contrasting black pillared frame with mantel shelf.





The **second bedroom** is positioned at the side of the house and is another double or good-size single bedroom with a large, double-glazed window on the side elevation. White-painted double doors open into a recessed cupboard above the staircase and there is a long radiator.

Bedroom 3 is presently a playroom but otherwise a single bedroom with radiator, sloping ceiling and the unusual benefit of a rear window with a tall, tilt and turn opening window adjacent, giving access to the **roof terrace** over the rear single storey wing of the house.

Please note that the roof terrace has only a low capped brick parapet wall surround and will therefore require strong screens for safe use. As such this terrace will not be open for access during viewings.





The **bathroom** has a modern white suite comprising a panelled bath with shower fittings to the lever mixer tap, dual-flush, low-level WC and a modern, rectangular designed pedestal wash hand basin with chrome lever mixer tap. There are ceramic-tiled splash-backs around the bath and wash basin and a ceramic-tiled floor. Lighting is by LED downlighters to the sloping ceiling which has a skylight window and there is a chrome ladder-style radiator/towel rail.



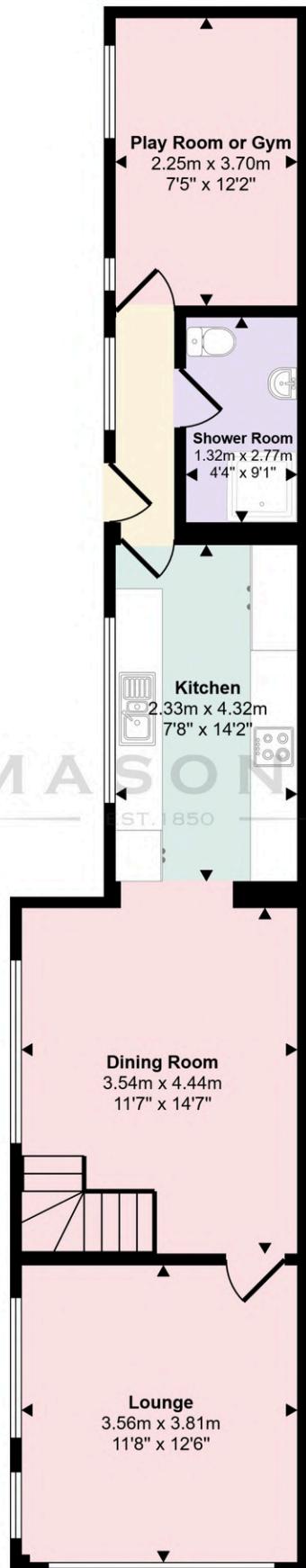
Outside

To the side of the house there is a long, narrow walled **courtyard** with brick wall to Ashley Road and ledged, braced and framed double gates with a step down from the pavement. This area is ideal for storage and provides space for wheelie bins, etc. with wall sensor light adjacent to the main entrance.

At the front of the house, there is a **forecourt** enclosed by a wall at one side and railings over brick walls with side gate to the front and opposite side.

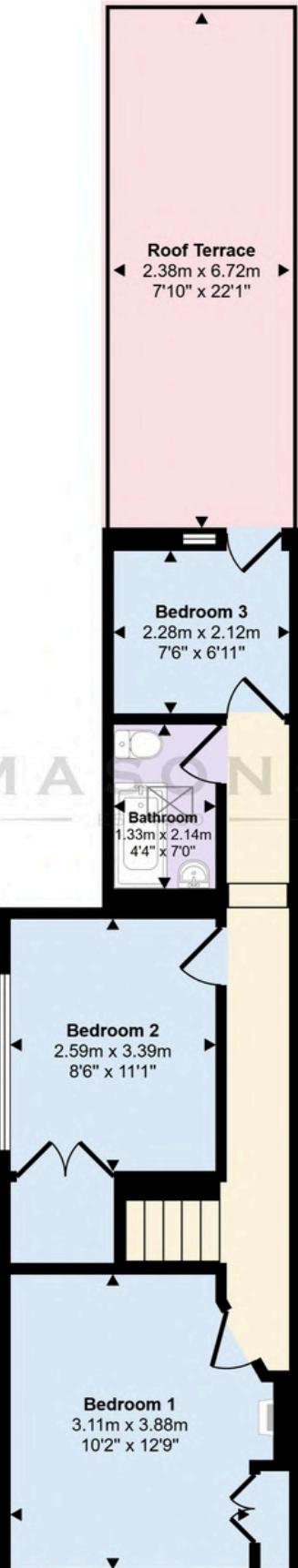
The photograph of the side elevation facing Ashley Road demonstrates how long the building is overall from front to rear.





Ground Floor

Approx 56 sq m / 601 sq ft



First Floor

Approx 42 sq m / 453 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

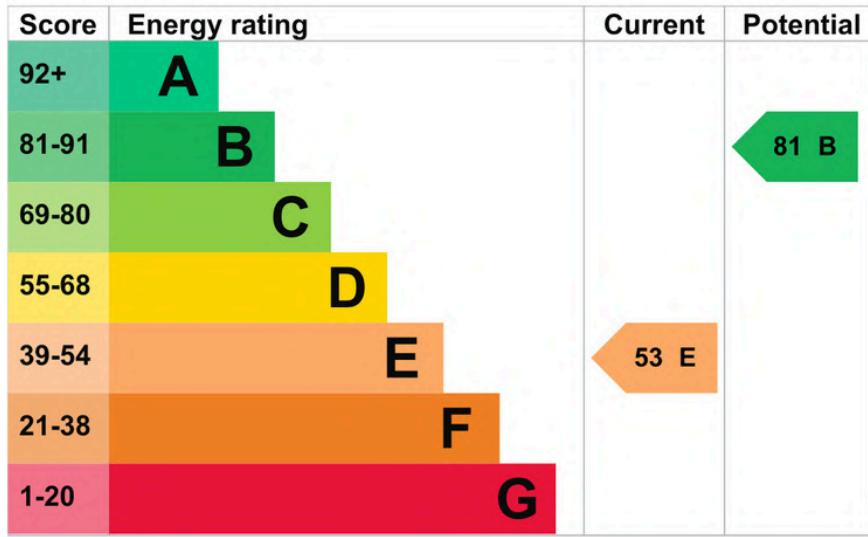
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect 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 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. NB the property is currently let on a Periodic tenancy and details of the monthly rent are available by contacting the agent. As clearly shown by the photographs, the property has been superbly kept by the tenant.

Location

What3words: //proof.pretty.hits

Directions

From St. James' Church, travel south along Upgate and proceed to the traffic lights.

Turn left along Newmarket, proceed as far as The Brown Cow Inn on the left and turn left immediately afterwards, down Church Street. Take the first left turn into St. Michael's Road and the property will be found on the right side, on the corner with Ashley 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.

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