



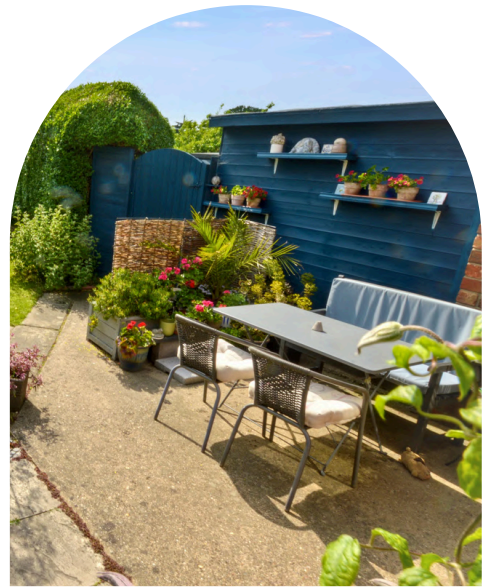
# 14 Trinity Lane

Louth

**M A S O N S**  
— SINCE 1850 —

# I4 Trinity Lane

Louth  
Lincolnshire LN11 8DL



## The Property

A surprisingly spacious Period townhouse in a quiet residential area of Louth with beautifully presented character accommodation including a re-fitted kitchen and bathroom, three well-proportioned first-floor bedrooms from a spacious landing with gallery round the stairwell, two attractive reception rooms and a charming, good-sized walled rear garden, well planted with patio areas, garden shed and summer house.

This well-presented terraced house is thought to date back to late Victorian times and has brick-faced principal walls beneath pitched timber roof structures which are now covered in concrete tiles. The large windows on the front elevation have been replaced with uPVC-framed, multi-pane-effect double-glazed windows and heating is by a gas central heating system with combination boiler renewed around two years ago and supplemented by an open fire in the dining room and an electric fire to the front room fireplace.

In recent years, the kitchen in the rear single storey wing of the house has been re-fitted to include a range cooker with induction hob and a full-size dishwasher. There are three well-proportioned bedrooms on the first floor, together with the bright bathroom and a spacious landing with gallery around the staircase, together with a practical combined boiler and utility cupboard.

To the rear of the house there is a sheltered, mature and well stocked garden which is fully enclosed, with patio areas close to the house and at the far end of the garden, together with a summer house and timber garden shed.

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## Ground Floor

The main entrance is at the front of the property, where trelliswork for climbing plants frames a mahogany-effect, four-panelled front door with double-glazed rose pattern fan light, opening into the **sitting room**.

This cosy reception room at the front of the house is bright with a large window on the front elevation, having fitted plantation shutters in white. An attractive brick fireplace with deep, quarry-tiled mantel shelf and hearth, together with inset electric, coal-effect fire forms a focal point. There is a radiator, moulded dado rail, wall shelving to the side of the chimney breast, coved ceiling and decorative rose to the ceiling light point.

A moulded, stripped pine, four-panel door leads to the dining room beyond and a staircase leading up to the first floor.





The **dining room** has a Karndean oak-effect floor covering, a colour-washed brick fireplace with open grate, a painted, quarry-tiled mantel shelf and hearth. A tall anthracite-grey designer radiator is positioned at the rear and there is a rear window with Venetian blind overlooking the main garden and patio. This room has a moulded picture rail, wall shelving and coved ceiling with ceiling light point. A white, panelled door leads to a useful understairs store cupboard with electric light and shelving.





A framed walk-through opening from the dining room leads to the **re-fitted kitchen** within the rear projecting wing of the house. There is a modern range of units finished in dark grey with metal handles to include base cupboards, a wide drawer unit with deep pan drawers, quality oak-effect work surfaces and upstands with an inset single drainer, one-and-a-half bowl sink unit and arched lever mixer tap, wall cupboards and shelving.

The corner unit has pull-out carousel racks and there is a Hoover full-size dishwasher set into a recess, tall larder and shelved cupboard units and a recess for an upright fridge/freezer. The Leisure range cooker will be included in the sale and has a ceramic induction hob, two ovens and a combined third oven and grill, with glass splash-back and modern, angled cooker hood with downlighter. The work surfaces extend to form a curved breakfast bar with radiator beneath and window over, presenting views over the patio and garden. The floor is ceramic-tiled and there are six spotlights to a ceiling fitting and a painted six-panel door leads to the garden.



## First Floor

The first floor accommodation is on split levels with bedrooms 2, 3 and the bathroom positioned on the main upper floor, while the main bedroom is on a lower first floor, accessed from the staircase. The **landing** is a surprising size with a pillared balustrade forming a gallery around the stairwell, with interesting turning steps to the upper staircase.

The coved ceiling has a trap access to the roof void which is partly boarded for storage with electric light and accessed via a pull-down ladder. A stripped pine, four-panel door leads to the bathroom while stripped pine, six-panel doors lead to bedrooms 2, 3 and to a useful combined **utility and boiler cupboard** with space and plumbing for washing machine and the wall-mounted Baxi gas-fired combination central heating boiler positioned above. The latter is controlled by a remote portable unit.



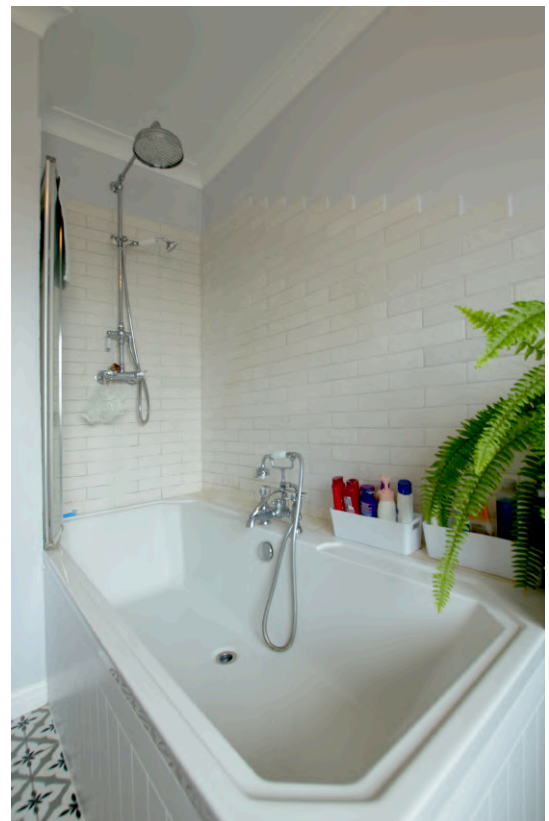
The **main bedroom** on the lower upper floor is positioned in the rear wing of the house and has a part-sloping ceiling, a white column radiator and built-in bedside units incorporating display shelving, base cupboards and four drawers. The ceiling is part sloping and the window on the side elevation has a Venetian blind.





**Bedroom 2** is positioned at the front of the house and has a white column-style radiator, a large multi-pane-effect front window and a built-in range of wardrobes with three sliding doors, clothes rails and storage over. **Bedroom 3** is presently a study for the current owners but is a good-size single bedroom or would take a double bed and has a large front window with Venetian blind on the front elevation. There is a column radiator, moulded dado rail and coved ceiling.





The **bathroom** is a good size with a decorative ceramic tiled floor, coved ceiling and a Period style white suite with complementary chrome tap and shower fittings. The panelled bath has a shower handset to the mixer tap and a separate wall shower mixer unit having drench head, folding glazed side screen and stepped Metro style ceramic tiled surround. There is a pedestal wash basin and a low-level WC. Heating by a combined column radiator and chrome heated towel rail. A large rear window makes this a naturally bright room and is fitted with a Venetian blind.

## Outside

The rear garden is a delightful sheltered haven, fully enclosed and landscaped with mature planting. By the rear door from the kitchen there is an attractive paved patio extending to the side in flagstones, incorporating blue bricks and with a miniature railing to the garden beyond.

This area extends around the rear wing of the property, making an ideal storage area with outside tap and external power point. There is a wall-mounted floodlight by the rear kitchen window. The garden extends away from the house as lawn, with well-stocked shrubbery and flower borders, inset brick-lined flower beds, mature hedges and climbing plants to each side and a winding brick pathway leading to the far end of the garden through a trellis-work arch with climbing plants over.

A walk through this arch leads to a flagstone-paved spacious patio at the end of the garden with a timber summer house and garden shed, having double flowering clematis montana trained over. There is also an exotic tall yucca plant with gravel bed and flagstone paving to the shed door.

At the front of the house there is a small forecourt garden set behind a brick boundary wall with pillars to a wrought iron gate and flagstone pathway leading to the main front entrance. By the front door there is a wall up/down lighter and name plaque. There is a pedestrian right of way from Trinity Lane around the neighbouring property into but not through the garden of 14, for general access and wheelie bins to be taken to the roadside. **NB** one of the garden shrubs is of sentimental value to the owners and will be removed.

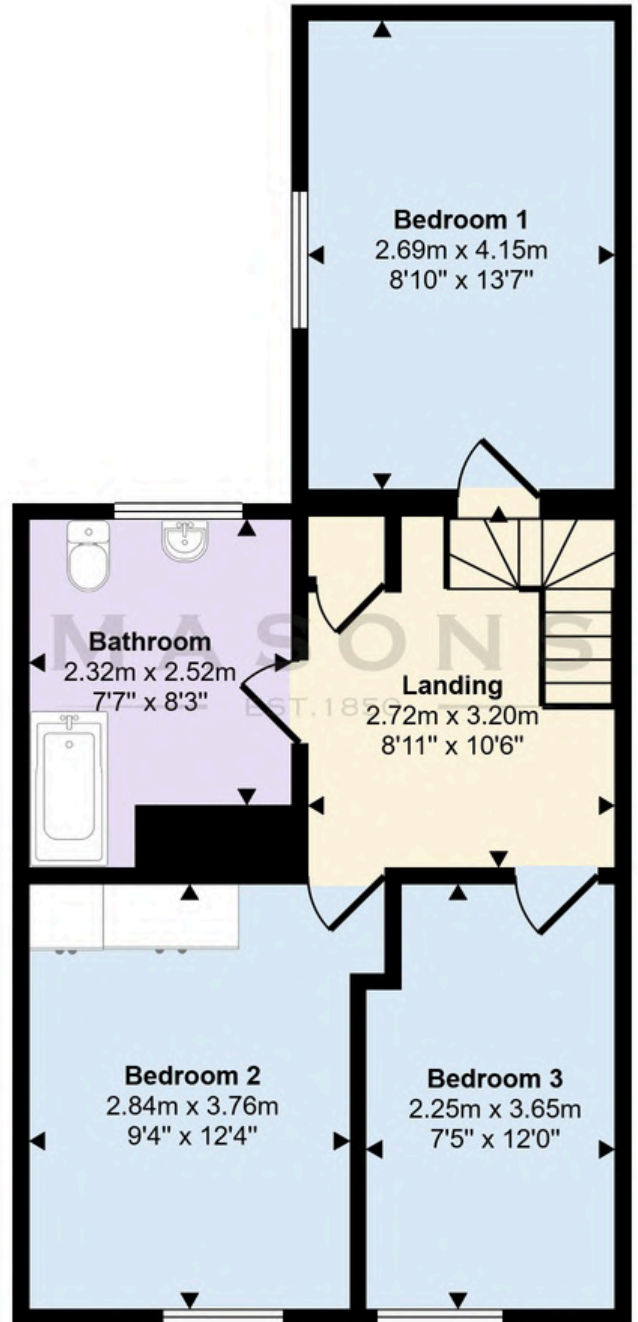








**Ground Floor**  
Approx 46 sq m / 496 sq ft



**First Floor**  
Approx 48 sq m / 518 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### 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: ///waking.crowds.punt

### Directions

From St. James' Church proceed a few yards south along Ugate and then bear left into Little Eastgate. Follow the road through to its junction with Eastgate and bear left along the one way system, continue at the small junction and carry straight on at the two mini roundabouts. Carry on and take the third turning on the right into Trinity Lane and the property is then on the right after a short distance.

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.

# M A S O N S

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