



32 Westgate
Louth

M A S O N S
— SINCE 1850 —

32 Westgate

Louth, LN11 9YH



Attractive 2 bedroom Georgian cottage

Sought-after conservation area location

Two generous reception rooms

Stylish contemporary kitchen

Two double bedrooms and spacious bathroom

Enclosed low-maintenance courtyard garden

Detached brick-built home office

Unrestricted on-street parking

Close to Westgate Fields and
Hubbard's Hills

No onwards chain

Dating from at least 1786, this attractive Georgian property is of traditional brick construction beneath a pitched tiled roof and has been sympathetically improved by the current owners whilst retaining many attractive period features. The accommodation benefits from solid timber double glazed sash windows to the front elevation and uPVC double glazing to the rear, together with gas-fired central heating served by a boiler installed approximately two years ago, providing comfortable and energy-efficient living throughout. Particular features include two reception rooms, a modern fitted kitchen with integrated appliances, feature fireplaces, fitted wardrobes to both bedrooms and a spacious family bathroom. Externally, a shared side passage, providing pedestrian access for this property and one neighbouring cottage, leads to the attractive enclosed rear courtyard garden. Thoughtfully designed for ease of maintenance, the garden provides a private outdoor space, complemented by a substantial brick-built outbuilding currently utilised as a home office, whilst also lending itself to a variety of uses including a studio or workshop. Unrestricted on-street parking is generally available immediately outside the property.

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Entrance is gained via a solid timber front entrance door opening directly into a bright and welcoming lounge, enjoying excellent natural light from the front-facing double glazed timber sash window. The room features an attractive fireplace with a timber surround, marble hearth and inset, incorporating a coal-effect gas fire to create an attractive focal point. A built-in cupboard to one side houses the electricity meter and consumer unit. The room is further enhanced by inset ceiling spotlights and Karndean wood-effect flooring, creating a comfortable and inviting living space. A part-glazed timber door leads through to the dining room, providing a natural extension of the living accommodation and an excellent space for family dining and entertaining.







The dining room enjoys a pleasant outlook over the rear courtyard through a large window, the room is finished with recently fitted carpeting and benefits from an excellent range of built-in storage, including an understairs cupboard with additional cupboards to left side of the chimney breast, and a further useful cloak cupboard. From here, sliding doors lead through to the kitchen, whilst the staircase rises to the first floor. The kitchen has been recently refitted with a stylish range of contemporary base and wall units complemented by quartz-effect work surfaces and matching splashbacks, incorporating a single bowl stainless steel sink with drainer. Integrated appliances include an electric oven, dishwasher, eye-level microwave, four-ring induction hob, extractor hood and fitted fridge freezer. The room is finished with attractive Karndean wood-effect flooring. Dual-aspect windows provide excellent natural light, whilst a door provides convenient access to the rear courtyard garden.





The first-floor landing provides access to two generous double bedrooms and the family bathroom. Both bedrooms benefit from newly fitted carpets, enhancing the fresh and well-presented accommodation. The principal bedroom enjoys a pleasant outlook over Westgate and features built-in wardrobes to either side of the chimney breast, together with an attractive cast iron feature fireplace, adding further character to the room. The second double bedroom enjoys a pleasant outlook over the rear courtyard garden and features a fitted wardrobe together with open built-in shelving, providing practical storage.







Completing the accommodation is a spacious family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. The room also houses the gas-fired central heating boiler, installed approximately two years ago, together with a useful build-in storage cupboard.



An attractive cast iron feature fireplace adds a touch of period charm and character to the space, a subtle note to the home's history, while blending beautifully with the modern fittings.

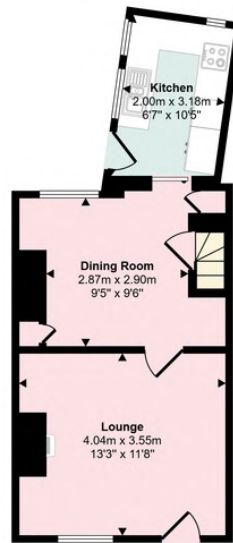


To the rear of the property is an attractive enclosed courtyard garden, thoughtfully designed for ease of maintenance whilst providing a private outdoor space ideal for relaxing or entertaining. The garden is predominantly paved and complemented by well-stocked planted borders, timber trellising and a charming timber pergola, creating an attractive setting with space for outdoor seating and al fresco dining.

Beyond the courtyard is a detached brick-built studio/home office, complete with two useful adjoining storage rooms, offering excellent versatility for those working from home, pursuing hobbies or requiring additional storage. The building also benefits from an existing water supply and drainage, providing the potential to install a WC and shower, further enhancing its flexibility as a home office or studio.



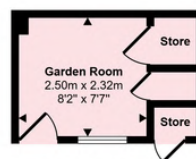




Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 36 sq m / 387 sq ft



Garden Room
Approx 8 sq m / 87 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 the real items. Made with Made Snappy 360.

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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: ///speeds.effort.cone

Directions

On foot, proceed to the west end of St. James' Church and facing Westgate, proceed away from the town centre along Westgate. After passing the junction with Breakneck lane the property will be shortly on the right

Agent's Note

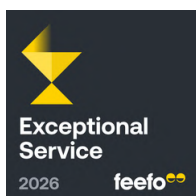
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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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