



1 Little South Street

Louth

M A S O N S

SINCE 1850

1 Little South Street

Louth, LN11 9JR



Charming two-bedroom semi-detached cottage

Sought-after Georgian Conservation Area

Short walk to Louth town centre and amenities

Freshly decorated with new floor coverings

Modern gas-fired central heating boiler

Private enclosed rear courtyard garden

Well-presented throughout

No onward chain

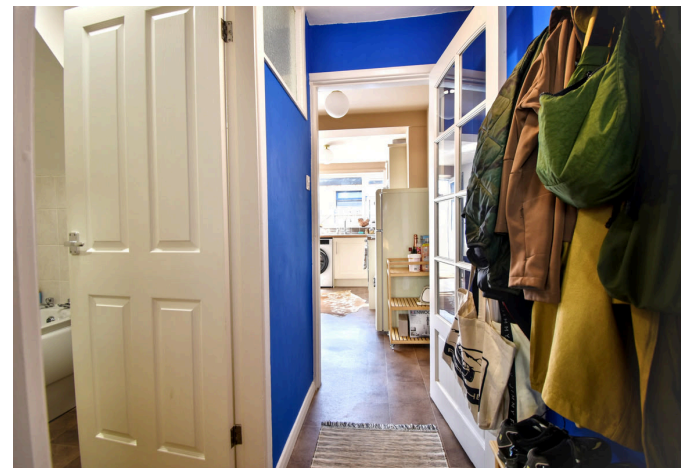
Occupying a peaceful position within Louth's highly desirable Georgian Conservation Area, this charming two-bedroom semi-detached cottage is just a short walk from the town centre, offering easy access to an excellent range of independent shops, cafés and everyday amenities. Beautifully presented throughout, the property has been freshly decorated and benefits from new floor coverings, a modern Viessmann gas-fired combination boiler and is offered for sale with no onward chain, making it an ideal first-time purchase, investment or lock-up-and-leave home.

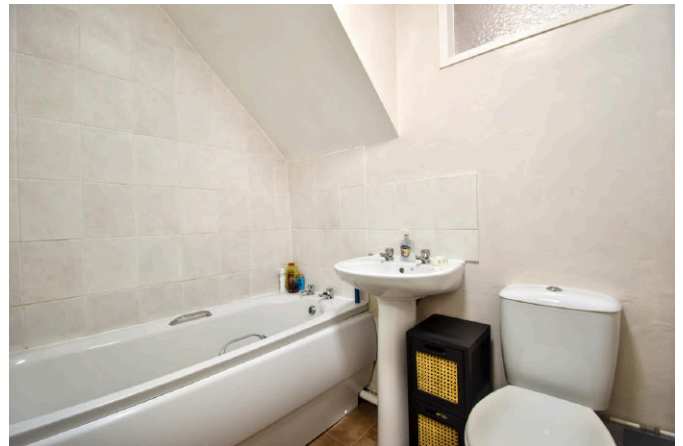
MOVEWITHMASONS.CO.UK

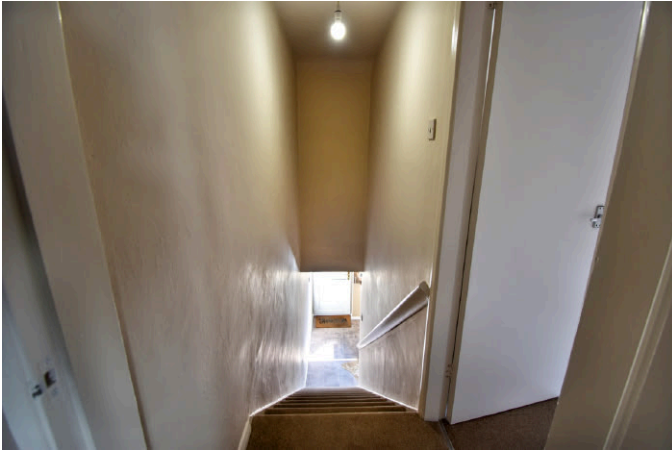
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Ground Floor

The accommodation begins with a welcoming lounge leading through to an inner lobby, which provides access to the bathroom and breakfast kitchen. The kitchen is fitted with a range of cream wall and base units with wood-effect work surfaces, tiled splashbacks, space for an electric cooker and a stainless steel extractor canopy, together with a rear entrance door and the modern gas-fired combination boiler. The bathroom is fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin and WC.







First Floor

The first floor offers two well-proportioned bedrooms, with the principal bedroom overlooking the front of the property. A landing provides access to the loft space, completing the well-planned accommodation.



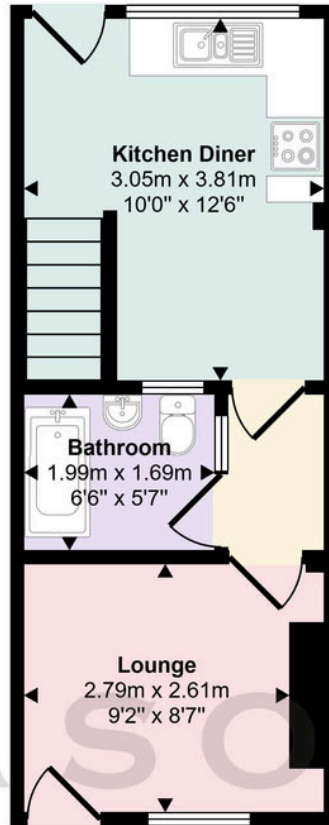
Outside

To the front of the cottage is a small courtyard garden, enhancing its attractive kerb appeal. To the rear, a private enclosed courtyard provides a pleasant, low-maintenance outdoor seating area and benefits from an outside cold water tap together with gated pedestrian access onto Upgate.

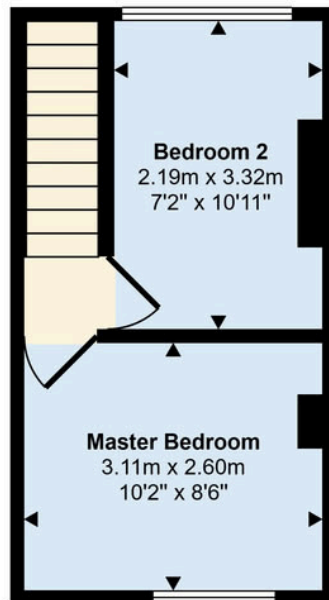




Approx Gross Internal Area
45 sq m / 482 sq ft



Ground Floor
Approx 26 sq m / 280 sq ft



First Floor
Approx 19 sq m / 203 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		88 B
69-80	C		
55-68	D	66 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: ///transfers.dads.tone

Directions

Travel south from St. James' church on Ugate, up to the traffic lights and turning right onto South Street. Take the next right hand turning into Little South Street and the property is first on the right.

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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Louth, Lincolnshire
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