



99 Kidgate

Louth

MASONS
— Celebrating 175 Years —

99 Kidgate

Louth, LNI | 9BT



Attractive Victorian townhouse in central
Louth location

Spacious open-plan lounge flowing into
dining room

Feature fireplace, bay window, coving and
period details

Three well-proportioned bedrooms
plus nursery/study

Gas central heating and short walk to shops
and amenities

Extensive rear garden with large courtyard
and lawn

Breakfast kitchen with fitted units
and appliances

An attractive Victorian townhouse set in a central position within Louth market town, just a short walk from shops and amenities. The property is full of character and offers generous family accommodation, including a spacious entrance hall and a large open-plan lounge flowing through to the dining room with a feature fireplace. At the rear is a breakfast kitchen with fitted appliances. The first-floor landing leads to three well-proportioned bedrooms, a useful nursery/study, and the family bathroom. Outside, there is a small front garden and an extensive rear garden with a large courtyard opening onto a lawned area with two outbuildings. The property benefits from gas central heating and traditional sash windows with secondary glazing.



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Ground Floor

An attractive arched porch opens to a part-glazed timber front door leading into a spacious hallway with staircase to the first floor, carpeted floors and part-glazed timber doors to the principal rooms. The front lounge is a very spacious reception room with bay window, feature fireplace, original coving and picture rails. Sliding glass doors open into the dining room with carpeted floor and patio doors to the rear garden. The breakfast kitchen is positioned at the rear, fitted with base and wall units, space and plumbing for white goods, and a Beko free-standing cooker. There is an extractor hood, tiled splashbacks and laminated work surfaces. A cupboard houses the Baxi gas-fired boiler. There is space for a small dining table, plus a window and door to the rear garden.



First Floor

A spacious galleried landing features a carpeted floor and picture rails. An airing cupboard houses the hot water cylinder with shelving. The master bedroom at the front is a generous double with window and carpeted floor. Bedroom 2 is centrally located, also a generous double with side window and carpeted floor. Bedroom 3, to the rear, is a large single with side window. At the front is a further room ideal as a nursery or small study, with arched window and carpeted floor. The family bathroom includes a P-shaped shower bath with electric shower and screen, tiled walls, low-level WC, washbasin, rear window and tile-effect vinyl flooring.







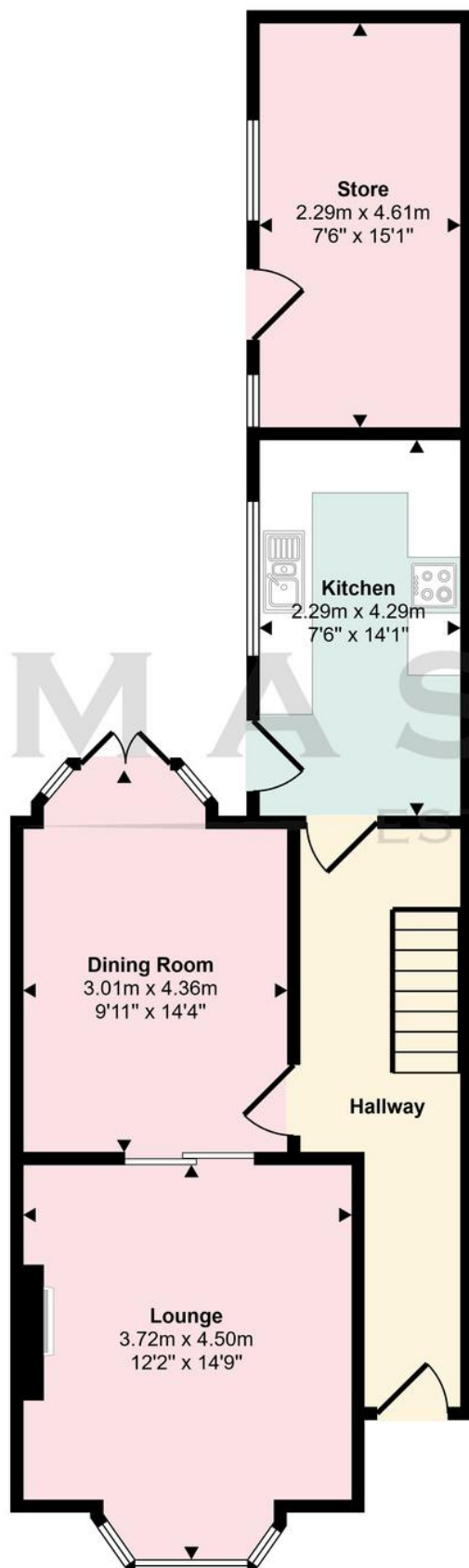
Outside

A concrete path leads to the front door with a side garden laid to shingle, featuring a tree and low-level brick boundary wall. The rear garden has external access via a side gate and features an extensive concrete courtyard enjoying a private aspect, with a built-in log store and ample space for outdoor dining and barbecues. To the side is a substantial brick-built outbuilding with pitched roof, lighting and electrics, offering potential to extend the kitchen to create a larger kitchen, utility and ground floor WC (STP). Beyond this is a second brick-built outbuilding with pitched roof, timber door and window, providing useful storage or workshop space. A gated picket fence opens into the lawned garden with hedged boundaries. A concrete path leads to the far end, with patio, planted border and brick rear wall.

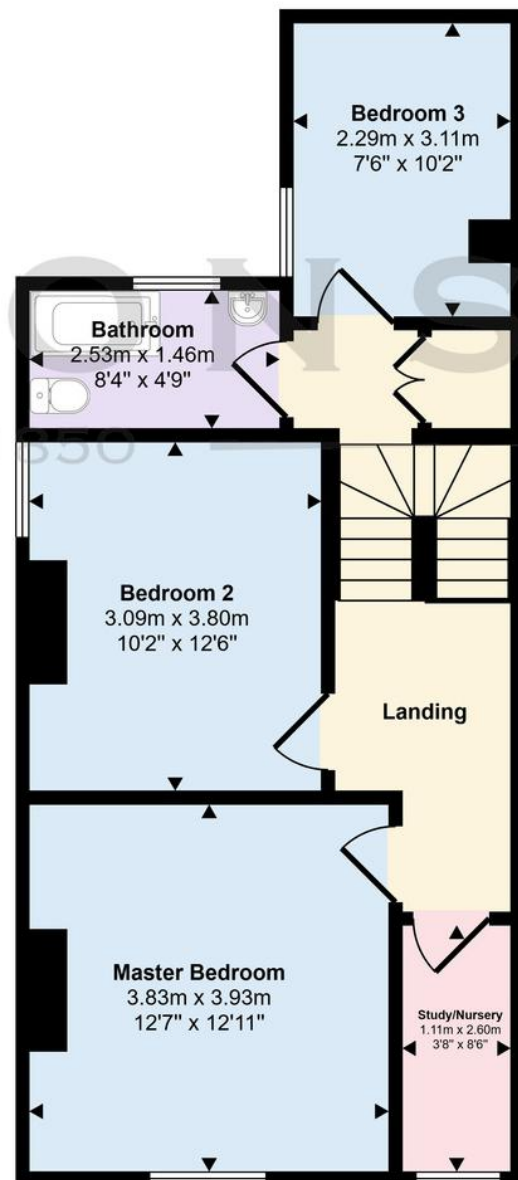




Approx Gross Internal Area
114 sq m / 1228 sq ft



Ground Floor
Approx 60 sq m / 647 sq ft



First Floor
Approx 54 sq m / 581 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 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

Location

What3words: ///minus.round.waddled

Directions

From the centre of town on Mercer Row, follow the road out onto Eastgate and continue until the first mini roundabout. Bear right onto Church Street and continue for a short distance, taking the second right turning into Kidgate and the property will be shortly on your right.

Agent's Note

There is a right of way for the neighbouring property to pass through the garden for access.

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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