



35a George Street

Louth

M A S O N S
— Celebrating 175 Years —

35a George Street

Louth, LN11 9JU



- Ground floor Georgian maisonette
- Sought-after George Street location
- Two double bedrooms, both en suite
- Versatile accommodation over two floors
- Modern Shaker-style kitchen diner
- Retained original period features
- Front garden and rear courtyard
- Private parking space
- Walking distance to town centre amenities

A superb opportunity to acquire a ground floor maisonette, positioned on George Street in the highly desirable Georgian area of Louth. The property is just a few minutes' walk from shops and amenities, is presented in modern condition, and offers versatile accommodation over two floors. The layout briefly comprises an entrance hall, lounge, kitchen diner, WC and bedroom with en suite to the ground floor, while the lower ground floor also benefits from an additional en suite bedroom. Externally, the property enjoys a small front garden and a rear courtyard garden, together with the added benefit of a parking space.

The property has retained many original features, including window shutters, coving and fireplaces, combined with high ceilings, yet offers all the modern comforts you could need. There are timber-framed windows and doors throughout, along with a modern gas central heating system, with the Worcester combi boiler located in the kitchen. There is also a fully fitted fire alarm system.

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Ground Floor

Solid timber front entrance door with window above opens into a spacious hallway with high ceilings, original features and electrics and meters housed in cupboards to the left-hand side. A staircase leads to the lower ground floor, with the hallway also benefitting from three built-in cupboards and a timber door providing access to the rear courtyard. The lounge is positioned to the front, enjoying a large timber sash window with pine shutters, and features a cast iron fireplace with slate surround and tiled hearth with open grate fire and having tv electrics above. Neutrally decorated with carpet, coving and ceiling rose.





The recently fitted kitchen diner is modern Shaker style in light grey, with a range of base and wall units, roll-top laminated work surfaces and a one and a half bowl sink. There is a good range of built-in appliances, including fridge/freezer, washing machine and dishwasher, together with an electric oven and hob with extractor above. Boiler to corner cupboard, laminated wood-effect flooring, window overlooking the rear courtyard and ample space for a dining table to the centre. The cloakroom/WC is positioned off the hall and fitted with a low-level WC and wash hand basin. To the rear of the ground floor is the first bedroom, a good-sized double with window to the side and a connecting door into the en suite shower room. This comprises a shower cubicle with thermostatic mixer, low-level WC and wash hand basin, with fully tiled walls and floor and a frosted window to the rear.





Lower Ground Floor

Carpeted stairs lead to the lower ground floor with timber banister and arched window providing light into the hallway. The lower ground foyer gives access to the second bedroom, which is a good-sized double with carpeted floor and roof window providing natural light and emergency exit, with timber staircase provided. A door off the bedroom leads to the en suite shower room, fitted with a shower cubicle with thermostatic mixer and pivoting door, low-level WC and wash hand basin, with spotlights to the ceiling. The vendor has left the purchaser to fit their own flooring to this en suite.



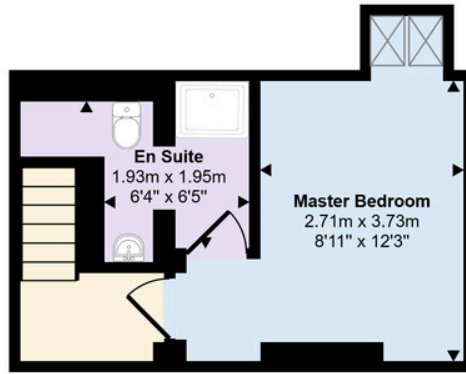


Outside

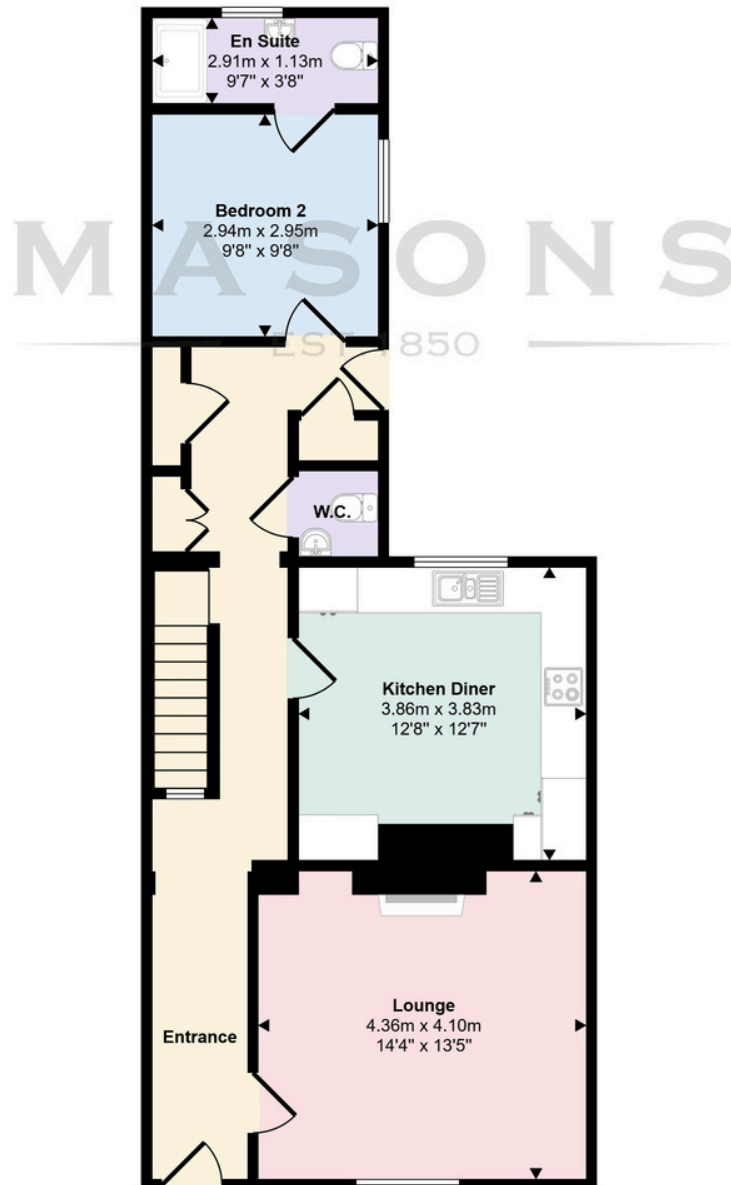
To the front, gated access leads into the front garden with paved pathway to the entrance door. To the right-hand side is the garden area, planted with a range of bushes and shrubs and enclosed by a low-level front boundary wall. To the rear is a smart riven paved patio, ideal for al fresco dining and barbecues, with access into the property via the rear door. There is an outside tap and a step down to the concrete parking space to the rear for one vehicle, with access onto the small lane behind, which is accessed via George Street or South Street.



Approx Gross Internal Area
91 sq m / 975 sq ft



Lower Ground Floor
Approx 23 sq m / 244 sq ft



Ground Floor
Approx 68 sq m / 731 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	74 c
55-68	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

The property is Leasehold and held for a period of 125 years from 2018 with a yearly ground rent of £200.

Location

What3words: ///swaps.paper.scam

Directions

From the centre of town on Ugate, travelling south take the first right turning into Gospelgate, travel along Gospelgate and take the left turning into George Street. Travel up George Street, almost to the top and the property will be seen on the right hand side.

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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Cornmarket,
Louth, Lincolnshire
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