



# 19 Horncastle Road

Louth

**M A S O N S**  
— SINCE 1850 —

# 19 Horncastle Road

Louth, Lincolnshire LN11 9LB



Prime residential location

Unique 1930's detached house

Extended and modernised

Spacious hall with cloaks/WC off

Sitting Room and Garden Room

Study/ground floor bedroom

7m dining-kitchen; utility room

6.4m master bedroom with e/s shower room

Guest double bedroom with e/s shower room

2 further double bedrooms and family bathroom

Richard Sutton kitchen and bathroom suites

Gas fired part underfloor central heating

uPVC double-glazed windows, security alarm

Integral garage, workshop  
and sunny rear garden

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An immaculate turn-key opportunity in a prime residential location, this 1930's individual detached house has been extended and modernised to a high specification, creating contemporary and versatile accommodation with Richard Sutton fitted dining-kitchen, bathroom, 2 ensuite shower rooms, utility room and cloakroom WC. The house has 3 reception rooms, 4 bedrooms and a superb hall with feature staircase.

Set well back from a small upper lane above the grass banks of Horncastle Road, a long driveway and turning area provides space for several cars and gives access to a wide integral garage with motorised door and workshop at the rear.

The rear garden is on the south side of the house and a sun trap for much of the day with wide flagstone patio and outside lighting.

The house is positioned just a short walk from the town centre and a kissing gate on the opposite side of the road leads onto a pathway down to Crowtree Lane which in turn leads to the scenic parkland in Westgate Field and Hubbards Hills.

## The Property

Dating back to the 1930s with classic front elevation typical of the era, this unique, detached family house has been transformed in recent years by a comprehensive, sympathetic extension and impressive modernization scheme. The house has a distinctive projecting two-storey, part-timbered gable from an original hipped roof, now continued over extensions to each side and at the rear, all now covered in concrete tiles. The walls are rendered over natural brick plinths and the original windows have been replaced with uPVC, multi-pane-effect units in white, to include iconic corner first-floor windows to the two front bedrooms.

The extensions and improvements mainly took place around 2019, to include a stylish dining kitchen, utility room, two shower rooms, family bathroom and cloakroom/WC, all fitted by renowned local specialist, Richard Sutton. The gas central heating boiler was renewed and the heating system now incorporates under-floor, room-controlled heating to the new rooms, supplemented by a recessed feature remote-controlled gas fire to the sitting room.

The mains electricity, gas, water and drainage services to the house have all been renewed and the driveway has been landscaped with capped brick retaining walls to the front garden and a flight of illuminated steps up to the main pathway approaching the house. Fascias and soffits are in black uPVC complimenting the timbered elevation.

The rooms are flooded with natural light, superbly decorated in contemporary neutral tones and positioned around a spacious central reception hall with an impressive staircase featuring an oak and glazed side screen to a gallery above. The room layout is versatile with three reception rooms, one currently a large study or home office, which could readily be a ground floor bedroom if preferred.

A garden room at the rear has a glazed bay with French doors on the south side of the property where the owners spend much of their time, and the dining kitchen is also on the south side with French doors onto the flagstone patio and garden. A glance at the floor plans will demonstrate the wider-than-average garage which has a remote-controlled motorised door and a workshop off.



## Ground Floor

The main entrance into the property is set back on the left side, where a composite front door finished in black externally and white internally, has a double-glazed, arched fanlight and leads into the **reception area** which is open to the spacious **reception hall**.

Shaker-style white doors lead off from the hall to the ground floor rooms and the superb staircase rises up via a quarter-landing with a tall window on the side elevation over, to the first floor, with oak and glazed side screens, an initial oak bull-nose step and gallery over. The coved ceiling has LED downlighter spotlights operating on a sensor and there is a useful understairs cupboard, a radiator and mains-powered smoke alarm.





The main reception room is **an attractive sitting room** at the front of the house with a large, framed window on the front elevation and second feature walk-in bay window to the side elevation each with fitted roller blinds and together, providing views towards the playing fields of King Edward school in the distance and along the upper part of the Horncastle Road. A recessed, wall-mounted, flame-effect gas fire with remote control forms a focal point in this room and there is a radiator and coved ceiling.

Presently a **study or home office**, the versatile central front reception room has a large, walk-in bay window enjoying the same views towards King Edward school, as in the main sitting room and again, fitted with roller blinds. There is a radiator, coved ceiling, ceiling light with dimmer switch and a second window with roller blind on the side elevation.

Fitted by Richard Sutton, the cloakroom has a white Gerberit suite comprising a suspended vanity wash hand basin with chrome pillar lever tap and white gloss drawer beneath, together with illuminated mirror over and suspended low-level WC with concealed cistern and large, dual-flush control over. The porcelain-tiled floor has a stone finish and the walls are fully tiled with LED-lit display alcove, a front window with white, wooden Venetian blind and sensor-operated LED downlighters.







The **garden room** is on the south side of the house and a cosy snug for the present owners, with a superb double-glazed bay having French doors and blinds onto the rear patio.

The floor is porcelain tiled with underfloor heating operated by a digital controller, which also controls the underfloor heating in the cloakroom/WC. sockets are in place for a wall-mounted Wifi TV, there is a high-level side window and connecting door to the dining kitchen.

Also enjoying a bright, sunny aspect at the rear of the house, the **wide dining kitchen** has a large rear window with roller blind and French doors with matching side panels, having perfect-fit blinds, all allowing natural light to flood into this room. Fitted by Richard Sutton, the kitchen area has timeless contemporary units in subtly contrasting shades of Farrow and Ball Rolling Fog with quartz work surfaces extending to form a quadrant-shaped dining bar and with space for bar stools beneath.



The units comprise base cupboards, an integrated, faced fridge-freezer, two Neff ovens with slide-away door to the main oven and combination microwave over, a separate black ceramic induction hob with a pelmet-framed extractor hood having two downlighters over and an integrated, faced dishwasher.

The Villeroy and Boch one-and-a-half bowl sink unit has a Quooker boiling water tap over and the base units include a wide drawer unit with cutlery drawer inset and two pan drawers.

There is an integrated food bin, a range of wall cupboard units with pelmet LED lighting illuminating the work surfaces and porcelain-tiled floor with underfloor heating operated by a digital wall controller. Lighting is by multiple LED downlighters working on dimmer switches. There are connecting doors to the central hallway and to the utility room adjacent.



The **utility room** has built-in units by Richard Sutton which are colour co-ordinated with kitchen, and the porcelain-tiled floor extends through from the kitchen.

A practical, deep Belfast sink is positioned beneath the rear window with chrome lever mixer tap and base cupboard under, together with a tall cupboard unit for long cleaning appliances, with built-in shelves and power sockets. There are recesses with plumbing for washing machine and providing space for further under-counter appliances.

There are LED downlighters to the ceiling with extractor fan, a digital controller for the heating and a French door on the side elevation, opening onto the rear patio and garden. At the side of the units there is a built-in base cabinet for shoe storage and coat hooks over. A connecting door leads to the garage.





## First Floor

The staircase leads up from the hall to the **landing** where the glazed and oak screen extends to form a gallery and the area is naturally lit by the tall, feature window above the staircase quarter-landing. A framed trap access has a drop-down ladder to the roof void, which is part boarded for storage with a light and the Worcester central heating boiler and insulated hot water cylinder with immersion heater for the pressurized hot water system are located in the roof void.

Above the staircase there is a chandelier light point.

The master bedroom is approached from the landing through its own entrance lobby with shaped archway, ceiling LED and door to the en suite shower room.



The **master bedroom** is an exceptional double room with front dormer window having Roman blind and two motorized, remote-control Velux skylight windows with independent opening and blind controls. These are also fitted with weather sensors for automatic closing. The part-sloping ceiling has LED downlighters with bedside dimmer switches and there are two radiators, wiring for a wall-mounted TV and a range of built-in wardrobes by Hammond, with white and mirror doors.



The **en suite shower room** was fitted by Richard Sutton and has electric underfloor heating by digital controller, with contrasting ceramic and porcelain tiles to the floor and walls, extending into the spacious easy-access shower with large glazed screen, wall-mounted, thermostatic chrome shower controls, handset and large rainfall head.

The white suite is by Duravit comprising a suspended vanity unit with circular wash basin having lever tap and spout to the wall and a suspended low-level WC with concealed cistern and chrome dual-flush control. Further heating is by a chrome ladder-style radiator and there are LED ceiling lights, an LED lit wall recess and mirror fronted cabinets over The rear window has a Venetian blind and there is an extractor fan.





The **second guest bedroom** is a spacious double bedroom at the front of the house with feature corner window presenting two-way views and a second window on the front elevation, both fitted with Roman blinds and again creating a light and airy room. A Hammond built-in wardrobe is finished in beech style and has mirror and angled doors. Matching bedside cabinets with drawers and a shaped double bed head will be included in the sale. This room has coved ceiling, a radiator and bedside dimmer switch.





An angled door leads to the **second en suite shower room**, again by Richard Sutton, with ceramic and porcelain wall and floor tiling, underfloor electric heating with wall control and a white Duravit suite comprising wash hand basin set into a suspended vanity unit with drawer, suspended, low-level WC with concealed cistern and dual-flush control. The corner ceramic-tiled and glazed shower cubicle has wall-mounted thermostatic controls, handset and rainfall head. Lighting is by LED downlighters with extractor fan and concealed LED lighting over a wall recess above the WC. There is a chrome ladder-style radiator/towel rail.

**Bedroom 3** is positioned at the front of the house and, as in bedroom 2, has a front window and a feature corner window allowing two-way views. Each window is fitted with Roman blinds and there is a radiator, a recessed, shelved cupboard by the chimney breast and coved ceiling.



**Bedroom 4** is a smaller double or good-size single room to the rear of the house and has a radiator, coved ceiling and light dimmer switch. Window to the rear elevation.



The **family bathroom** by Richard Sutton has a combination of porcelain and ceramic floor and wall tiling with electric underfloor heating by wall-mounted control and a Duravit suite.

This comprises a tiled, panelled bath with wall-mounted lever mixer tap and low-level concealed LED lighting beneath, a wide, suspended vanity wash basin with LED illuminated mirror and a suspended low-level WC with concealed cistern and dual-flush chrome control. Above this is a plinth display shelf illuminated by spotlights over and there are ceiling downlighter LED spotlights and a rear window with Venetian blind. By the washbasin is the chrome, ladder-style radiator/towel rail.





## Outside

From the lane, there is a long, tarmac-paved driveway with a stepped brick, capped boundary wall on the right-hand side and a complementary shaped retaining wall to the front garden, which is laid to lawn with an ornamental lamp post-style outside light.

The drive widens to form a turning and parking area before the house and there is an LED sensor floodlight above the garage door. On the left side of the lawned garden there is a flight of steps with capped brick walls on each side, leading up to a pathway which continues to the main entrance and the steps and path are illuminated by outside LED lighting. The approach to the main entrance is finished in flagstone paving and there is a shaped screen pedestrian door leading through to the rear garden, together with three ornate decorative panels to the close-boarded fencing on the left boundary. On each side of the front door there are up/down lighters.

The good-size **integral garage** has a remote-control, motorized sectional door, LED strip lights, power points, wall shelving and metal-cased electricity consumer units. As previously mentioned, there is an internal door into the utility room from the garage and a further door leads to the **workshop** which is heated and has built-in corner benches, drawers and cupboards, wall cabinets and window on the rear elevation. The underfloor heating manifolds are positioned here and there are wall and strip LED lights.





To the rear of the house there is a full-width sandstone flagstone patio with brick retaining wall to the garden beyond, having blue brick capping and inset steps leading up. There are up/down lighters in matt black to the rear wall of the house, an outside tap and recessed wall lights by the patio. There is ample space for al fresco dining and sunbathing, taking advantage of the sunny orientation and the garden area is principally laid to lawn with close-boarded boundary fencing and trellis work, planted trees, shrubs and borders. In the corner is a timber garden shed with a metal framed greenhouse nearby. A path to the west side is also gated with floodlight. The gas meter cabinet is positioned at the front of the house, together with a further outside tap.





Ground Floor  
Approx 125 sq m / 1349 sq ft



First Floor  
Approx 82 sq m / 884 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 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 D

### 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: /////both.clues.slave

### Directions

From St James' church in the centre of Louth proceed south along Ugate and at the traffic lights turn right along South Street. Follow the road, proceed over the brow of the first small hill into Horncastle Road and immediately bear left along the elevated side lane. Continue until number 19 is found on the left.

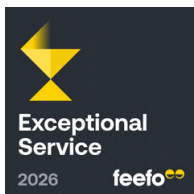
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