



26 Charles Avenue

Louth

M A S O N S

SINCE 1850

26 Charles Avenue

Louth, LN11 0BG



Superbly presented family house

Modern kitchen, dining hall, lounge, utility
and WC

Large plot with extensive parking and garage
4 bedrooms with en suite and a second jack and
jill en-suite

New terrace to rear with electric awning

A beautifully presented and greatly improved four-bedroom detached family home, occupying a peaceful position set well back from the road within a highly desirable residential area of Louth. The property has been upgraded to a high standard by the current vendors and provides spacious, contemporary accommodation throughout, including a welcoming dining hall, recently fitted high-specification kitchen, utility room, WC and generous lounge overlooking the delightful south-facing rear garden. To the first floor are four well-proportioned bedrooms, including a master with en suite shower room, together with a stylish Jack and Jill bathroom serving bedroom two and the landing. Outside, the property benefits from mature gardens, an extensive recently laid block-paved driveway and attached garage.

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Ground Floor

The property is approached through a covered entrance porch with composite entrance door leading into the spacious dining hall, which features useful understairs storage and an attractive staircase rising to the first floor. The recently fitted kitchen is a particular feature, having a comprehensive range of contemporary gloss units, quartz worktops, matching upstands and a good selection of integrated Bosch appliances, including twin ovens, induction hob with downdraught extractor, dishwasher and fridge/freezer. There is also a modern cloakroom/WC and a useful utility room with fitted worktop, plumbing for washing machine and tumble dryer, additional appliance space and a part-glazed door providing direct access to the garden. The generous lounge is positioned to the rear of the property and enjoys lovely views over the south-facing garden, with windows to the side and French doors opening onto the rear decking. A feature fireplace provides a focal point, with the existing chimney offering the potential to reinstate a wood-burning stove.







First Floor

The spacious gallery-style landing benefits from a large picture window which allows plenty of natural light into the space, together with loft access and an airing cupboard housing the pressurised hot water cylinder. There are four bedrooms, with the master bedroom being a generous double overlooking the front and benefiting from an attractive en suite shower room with large walk-in shower, WC, wash hand basin and heated towel rail. Bedroom two is another good-sized double with front aspect and an extensive range of recently fitted built-in wardrobes, together with access to the Jack and Jill bathroom. This stylish bathroom is fitted with a bath and shower attachment, WC, wash hand basin, storage and heated towel rail. Bedrooms three and four are both well-proportioned, with rear aspects overlooking the garden, while bedroom four is currently arranged as a sitting room, offering flexibility for a variety of uses.





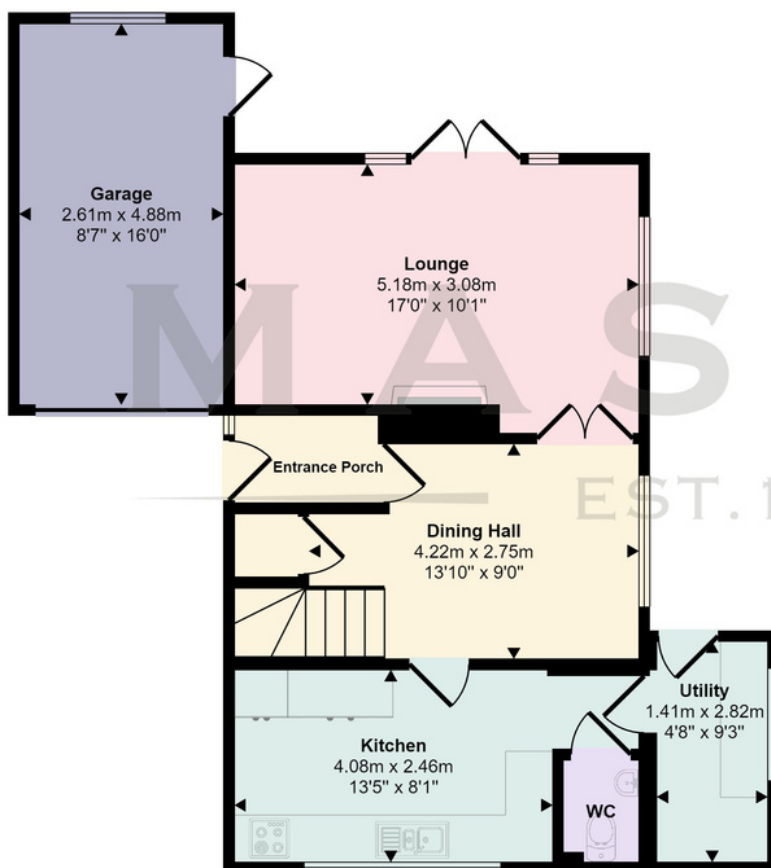
Outside

The property occupies a generous plot with a recently laid block-paved driveway providing extensive off-road parking and access to the attached garage and front entrance. The front garden is predominantly lawned with mature shrubs and planted borders, enclosed by established hedging and fencing. To the rear is a particularly attractive south-facing garden which enjoys sunshine for much of the day. A spacious decked terrace immediately adjoining the lounge provides an excellent area for outdoor dining and entertaining, with an electrically operated awning over the French doors. Steps lead down to the mainly lawned garden, which is enclosed by fencing and features well-maintained planted borders, mature shrubs and flowering plants, together with a delightful gazebo providing a sheltered seating area. There is also a timber garden shed, outside tap and lighting. The attached garage has a remote-controlled roller door, pedestrian access, power, lighting, shelving and radiator.

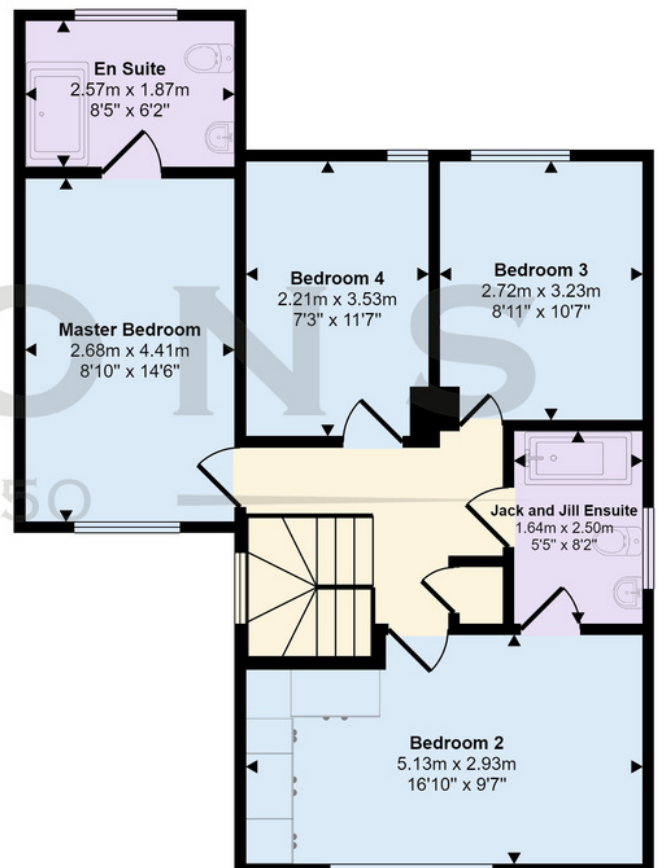




Approx Gross Internal Area
127 sq m / 1370 sq ft



Ground Floor
Approx 64 sq m / 691 sq ft



First Floor
Approx 63 sq m / 679 sq ft

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		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

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: ///dizziness.monday.vibrate

Directions

From St. James' Church, proceed along Little Eastgate into the town centre and continue along the one-way system. At the second mini roundabout take the first exit along Ramsgate and take the second exit onto Ramsgate Road at the next mini roundabout. Turn third left into Victoria Road and then right at the crossroads along Keddington Road. Take the first right into Grosvenor Road, continue to the end, around the left bend and the road turns into Charles Avenue. The property will then be found along the way on the right hand side.

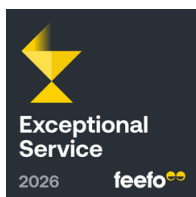
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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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