



42 St. Marys Lane Louth LN11 0DT

£675,000 Council Tax Band F

JOHN TAYLORS
EST. 1859

An attractive detached residence dating back to the 1920s, this charming home showcases a wealth of original character features, combined with versatile living space, making it ideally suited to modern family life. The property retains striking features, including stone fireplaces, stained glass elements, beautifully crafted oak staircase joinery and original internal doors and architraves. Accommodation is both spacious and flexible offering a variety of reception areas to suit a range of lifestyles. Of particular note, is the impressive garden room extension, featuring a vaulted ceiling and substantial fireplace, creating a stunning focal point and an ideal space for entertaining or relaxing while enjoying views of the garden. Externally, the property is set with generous and well maintained gardens providing an excellent space for outdoor living. There is ample off street parking, together with a large detached timber studio/garden office, perfect for homework, hobbies or additional accommodation potential.

Situated in a highly desirable location, this unique home offers a rare opportunity to acquire a character property with both charm and practicality in equal measure. EPC rating D.

Rooms

Entrance Hall

With part glazed front entrance door having attractive circular stained glass feature panel, oak flooring, picture rail, coved ceiling, Delft shelving, Edwardian style column radiator and understairs storage cupboard.

Cloak Room

With close coupled toilet, quarry tiled floor, chrome heated towel rail/radiator, fitted mirror, extractor fan and modern vanity wash basin.

Lounge

With Minster style stone fireplace, Delft shelving, coving to ceiling, timber framed double glazed bay window, radiator, and further timber framed double glazed casement window to side elevation. Maximum measurements.

15'9" x 15' (4.86m x 4.59m)

Dining room

With marble open fireplace, coved ceiling, radiator, two timber framed double glazed windows, double doors opening to:

16' x 14'1" (4.88m x 4.3m)



Garden Room

With large Inglenook style fireplace having Minster style stone fire surround and housing large solid fuel wood burner, vaulted ceiling, oak flooring, timber framed double glazed windows and patio doors, three radiators, two stained glass feature windows either side of the chimney breast providing an attractive feature to this later extension. Maximum width measurement. 29'5" x 16'1" (9m x 4.91m)

Kitchen

With fitted wall and base cupboards, granite worktops, stainless steel sink with double bowl and spray mixer tap, granite splash backs, two integrated electric ovens and gas hob with extractor hood over, integrated dishwasher, elongated radiator, original built in pantry cupboards, tiled flooring, work island with granite top, timber framed double glazed window, coved ceiling and door to side entrance lobby. Maximum width measurement. 13'8" x 13'5" (4.21m x 4.12m)

Side Entrance lobby

With built-in storage cupboard, tiled floor, patio doors, and walk-in pantry offering fitted shelving and meat safe style cupboard, worktop, space for fridges, tiled flooring.

Inner Lobby

With tiled floor, radiator and timber framed double glazed window.

Utility Room

With ceramic sink having spray tap, granite effect worktop, space for washing machine and dryer, tiled floor, tiled splash back, fitted wall cupboards, coat hook rail, tiled flooring, Ideal Mexico gas fired central heating boiler and timer control, extractor fan and timber framed double glazed window. 11' x 5'3" (3.36m x 1.62m)

Stairs To First Floor Landing

With original staircase having oak stair rail and newel posts, picture rail, radiator, built-in corner cupboard, radiator, and timber framed double glazed window.

Bedroom 1

With timber framed double glazed bay window, enjoying views across the town, built-in wardrobes, radiator, coved ceiling. Maximum depth measurement. 15'9" x 14'2" (4.87m x 4.35m)

Bedroom 2

With built-in wardrobes and cupboards over, timber framed double glazed windows to front and rear elevations, radiator, and picture rail. 15'9" x 14'2" (4.86m x 4.34m)



Bedroom 3

With Victorian style roll top bath having telephone mixer tap, radiator, built in storage cupboard, timber framed double glazed window. "L" shape room 6'5" x 6'10" (2.00m x 1.86m) & 13'9" x 8'1" (4.24m x 2.48m)

En-Suite Shower Room

With close coupled toilet having concealed cistern and fitted drawers, modern vanity wash basin, splash board lined shower cubicle, extractor fan.
5'6" x 5'1" (1.71m x 1.58m)

Bedroom 4

With radiator, coved ceiling and timber frame double glazed window. Minimum depth measurement.
10'4" x 9'8" (3.17m x 3m)

Bedroom 5

With radiator, cornicing to ceiling, timber framed double glazed window, radiator.
11'8" x 7' (3.61m x 2.16m)

Shower Room

With tiled shower cubicle housing Aqualisa shower, close coupled toilet, modern vanity wash basin, radiator, coving to ceiling, recess spotlights and double glazed timber framed window.
6'4" x 4'8" (1.97m x 1.47m)

Family Bathroom

With tiled shower cubicle housing mains fed shower, wash basin, close coupled toilet, two period style chrome heated towel rails, part tiled walls, extractor fan, tiled floor, access to roof space and recessed spotlights.
13'1" x 6'1" (4m x 1.88m)

Outside

The large front garden comprises of shaped lawns, stone paved footpaths, flower and shrub beds, mature and semi- mature trees, raised stone paved terrace and gravel herb bed. To one side of the property is a gravel driveway on the other side is a paved courtyard area which includes a timber store, flower and shrub borders as well as an ornamental pond. The rear garden comprises of a lawn, flower and shrub beds, concrete footpath, gravel driveway and parking area providing ample off street parking.



Timber Garden Studio

With fitted worktop, drawers and cupboards, ample power points and lighting making this an ideal office or studio accommodation. At the end of the studio is a storeroom (4.59 m x 1.81 m) with storage space within the roof void and also having power and lighting.
16'8" x 15' (5.13m x 4.58m)

Services

Property is understood to have mains water, electricity, gas and drainage. Gas central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band F. The property has been allocated an improvement indicator which could result in the Council Tax Band being increased after the property is sold.

Mobile

We understand from the Ofcom website there is 70% coverage from EE, 71% from 02, 65% from Vodafone and 63% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 61 Mbps and upload speed of 14 Mbps. Openreach is the available network.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



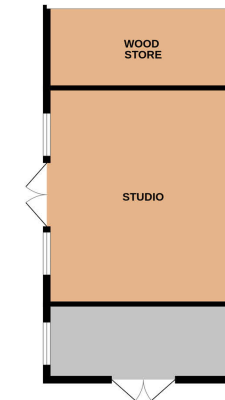
GROUND FLOOR
1431 sq.ft. (132.9 sq.m.) approx.



1ST FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



OUTBUILDING
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 2985 sq.ft. (277.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	