



43 Upgate

Louth

M A S O N S
— SINCE 1850 —

43 Upgate

Louth, LN11 9HD



Three-bedroom mid-terraced family home

Within walking distance of amenities

Spacious lounge with original fireplace

Separate dining room ideal for entertaining

Generous kitchen and ground floor bathroom

Retains character features throughout

Enclosed rear courtyard garden

Off-street parking for one vehicle

No Forward Chain

An excellent opportunity to acquire this well-presented three-bedroom mid-terraced family home, ideally situated in the heart of Louth market town, just a 10-minute walk from a wide range of shops, cafés and local amenities.

The property also benefits from off-street parking for one vehicle. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen and ground floor bathroom, while the first floor offers three generously proportioned bedrooms. Outside, there is an enclosed rear courtyard garden with a gravelled parking space beyond.

The property retains a number of original features, including timber sash windows with secondary glazing to the front, complemented by uPVC double glazing to the rear. Heating is provided by a Viessmann gas-fired combination boiler.

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Ground Floor

A timber entrance door opens into the welcoming hallway, featuring the original timber floor and traditional four-panel doors leading to the principal rooms. Positioned at the front of the property, the spacious lounge enjoys a timber floor and an attractive fireplace with cast-iron open grate, timber surround and a useful cupboard to the side housing the gas and electric meters. A window overlooks the front elevation.

Beyond is the centrally located dining room with wood-effect flooring, a rear-facing window, built-in storage cupboard and a feature fireplace. A door leads into the inner hallway, where stairs rise to the first floor and a rear entrance door provides access to the courtyard.





The generously sized kitchen is fitted with a range of base units topped with roll-edge wood-effect work surfaces, incorporating a stainless steel sink, built-in electric oven with gas hob above, freestanding fridge/freezer, space and plumbing for a washing machine, and a wall-mounted gas combination boiler. A side-facing window and tiled floor complete the space. A door leads through to the ground floor bathroom, situated at the rear and fitted with a panelled bath with shower mixer and glass screen, WC and wash hand basin. The room also benefits from twin obscured windows, tile-effect wall panelling, wood-effect flooring, an extractor fan and a mirrored cabinet.





First Floor

The spacious landing provides access to the loft via a hatch and features traditional four-panel pine doors. The principal bedroom is positioned at the front of the property and is a generous double, retaining the original timber floor, front-facing window, cast-iron fireplace, freestanding wardrobes and a built-in storage cupboard.

The second bedroom is centrally positioned and offers another comfortable double room with a carpeted floor and rear-facing window. Bedroom three is a versatile smaller double or generous single room, featuring a part-vaulted ceiling, laminate flooring, side-facing window and a step down into the room.





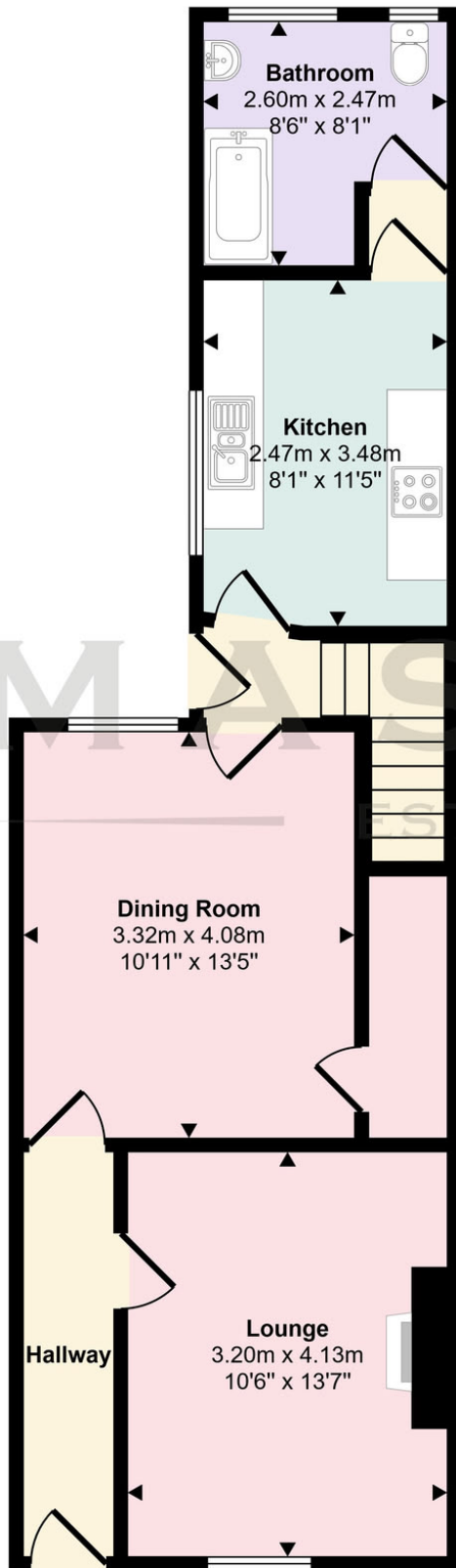


Outside

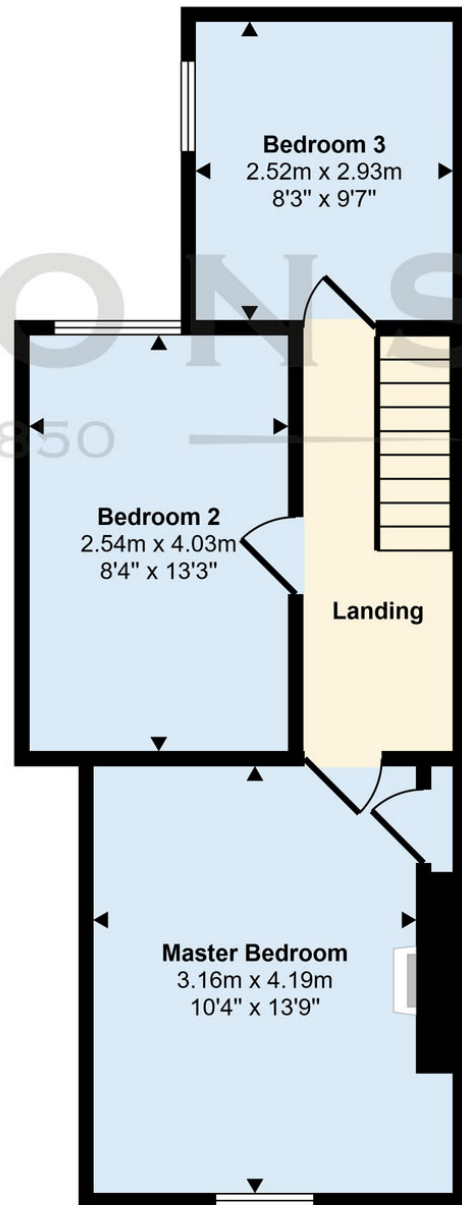
To the rear is an enclosed courtyard garden laid to concrete and paving, complete with outside lighting and a water tap, providing an ideal space for a table and chairs to enjoy warmer days. The walled rear boundary incorporates a pedestrian gate leading to the gravelled off-street parking space for one vehicle, which is accessed via a right of way across the neighbouring property.



Approx Gross Internal Area
94 sq m / 1014 sq ft



Ground Floor
Approx 54 sq m / 584 sq ft



First Floor
Approx 40 sq m / 429 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		83 B
69-80	C		
55-68	D	66 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

Freehold

Location

What3words: ///parks.logic.roofs

Directions

From St James Church travel south along Uppgate and after the zebra crossing, look for the house on the left, after the junction with Kidgate.

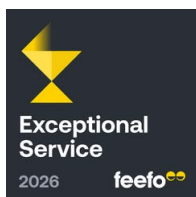
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