



3 Troutbeck

Westgate, Louth
LN11 9YW

M A S O N S
— SINCE 1850 —



3 Troutbeck

Westgate, Louth
LN11 9YW

2 bed Maisonette

Leasehold with 200 year lease

Adjacent Westgate Fields

Private garden

Large shared gardens for Troutbeck residents

Garage and parking space

Short walk to town centre

Double Glazed Windows

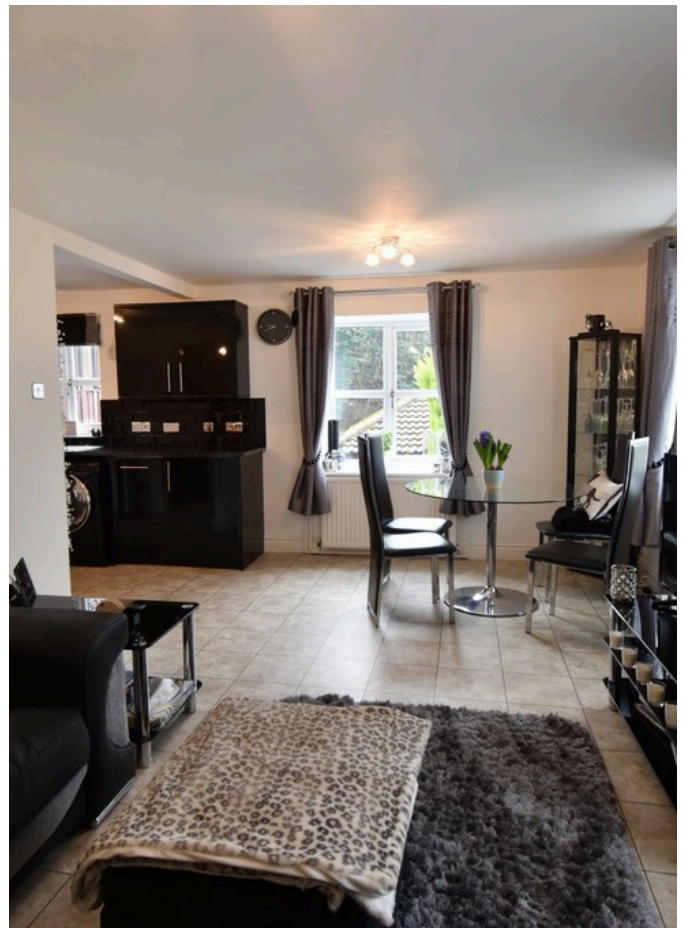
Gas Central Heating

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01507 350500

Nestled on the highly sought-after west side of Louth, this charming two-storey maisonette offers a unique blend of history and contemporary comfort. Set in the picturesque grounds of Troutbeck, the property enjoys stunning views over private gardens, Westgate Fields and the wooded grounds of Thorpe Hall. Just a short stroll from King Edward VI Grammar School and Louth Golf Club, this home combines convenient town living with a peaceful, idyllic setting.

The ground floor features a welcoming entrance hall with Karndean tile-effect flooring and a useful understairs storage cupboard. The modern kitchen is fitted with sleek black high-gloss units, marble-effect worktops and integrated appliances, including a dishwasher and freezer, along with ample space for a fridge and washing machine. The open-plan lounge/diner is a highlight of the home, with large oriel box windows that flood the space with natural light and provide captivating views of the gardens, making it perfect for relaxing or entertaining.

The first floor comprises two double bedrooms, each offering dual-aspect windows with tranquil views of the gardens and Westgate Fields. Both rooms are thoughtfully designed with built-in wardrobes and tasteful décor. The spacious family bathroom features a white three-piece suite, including a bath with an electric shower, complemented by stylish grey tiling and an illuminated mirror. The landing provides additional storage with an airing cupboard and loft access for further practicality





“ —
|
| Enjoy peaceful dual-aspect
| views of the gardens and
| Westgate Fields, right
| from your bedroom.
| — ”



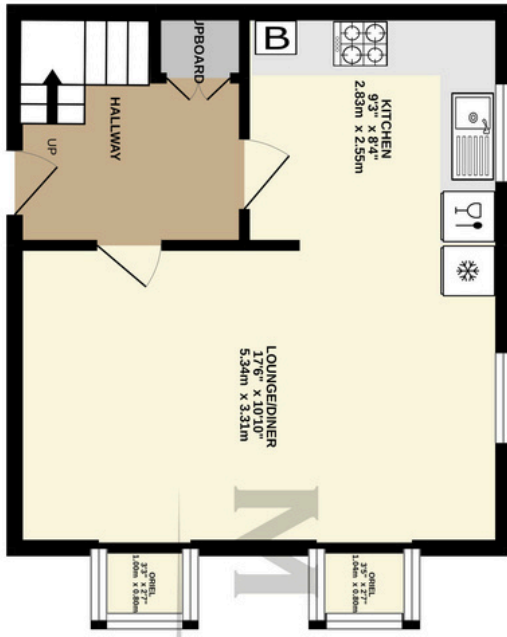


The south-west-facing private garden is a peaceful retreat, ideal for al fresco dining or unwinding by the river. The low-maintenance gravel area, enclosed by a low wall, captures the sun throughout the day. Beyond, the expansive shared gardens offer lush lawns, a barbecue area, and access to Westgate Fields and Thorpe Hall's grounds, where deer sightings are a common delight. A single garage and an allocated parking space complete the outdoor amenities, making this property as practical as it is picturesque.

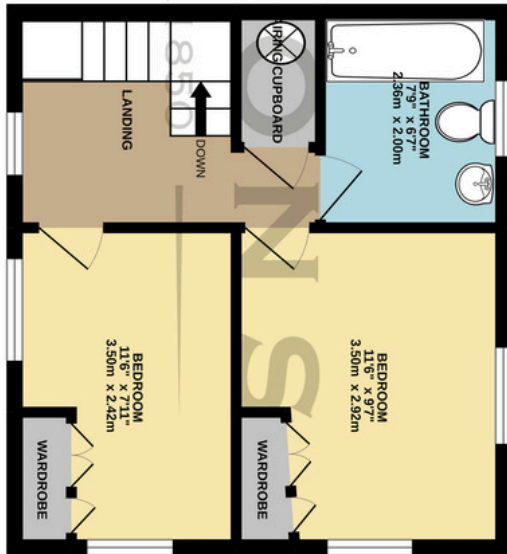




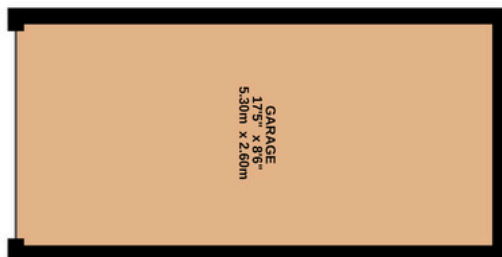
GROUND FLOOR
354 sq ft. (32.9 sq m.) approx.



1ST FLOOR
337 sq ft. (31.3 sq m.) approx.



GARAGE
148 sq ft. (13.8 sq m.) approx.



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, 35 miles away, and Grimsby, just 24 miles to the north.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 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, water, electricity and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

We are advised that the property is leasehold and that at the point of sale the property will be provided with a 200 year lease which will attract zero ground rent.

There is a maintenance charge of approximately £150 per year.

Agent's Note

Some garden images were taken in Summer 2020

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.

M A S O N S

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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