



5 Royal Oak Court

Louth

M A S O N S
— Celebrating 175 Years —

5 Royal Oak Court

Louth
LN11 9JA



Stylish one-bedroom ground floor maisonette
in central Louth

Open-plan kitchen and lounge with garden
views

Smart, modern shower room with granite-
effect panelling

Private, south-facing courtyard garden –
perfect for summer evenings

Allocated parking space adjacent to the
garden

Moments from shops, cafés, and the vibrant
town centre

Tucked away in a quiet cul-de-sac right in the heart of Louth, this smart ground floor maisonette offers a rare combination of peaceful seclusion and unrivalled convenience. Just moments from the hustle and bustle of the town's thriving market streets, this charming one-bedroom home is beautifully presented and benefits from a private south-facing courtyard garden and its own allocated parking space. Whether you're seeking a stylish first step on the ladder, a bolthole in town, or a low-maintenance retreat, this property delivers all the comforts of modern living within a historic and characterful market town.

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Step inside to a welcoming open-plan kitchen and living space that's both functional and inviting. The kitchen is fitted with a tasteful range of wood-effect units, granite-style worktops and quality integrated appliances, including an electric oven, hob and extractor. A stainless steel sink, attractive splashback tiling, and timber-style flooring complete the look, while a large window offers views over the garden. The kitchen flows naturally into the lounge-diner, a generous room with warm, neutral tones and a feature fireplace adding character. There's ample space for both relaxed seating and dining—ideal for entertaining or unwinding at the end of the day.



The hallway leads to a well-proportioned double bedroom, stylish shower room, and practical storage touches throughout. The bedroom enjoys a peaceful outlook over the private driveway and features a built-in mirrored wardrobe with shelving and hanging space. The shower room is smartly finished with granite-effect wall paneling, a Mira thermostatic shower, modern white suite and a mirrored cabinet, offering a sleek, low-maintenance space to begin or end your day.

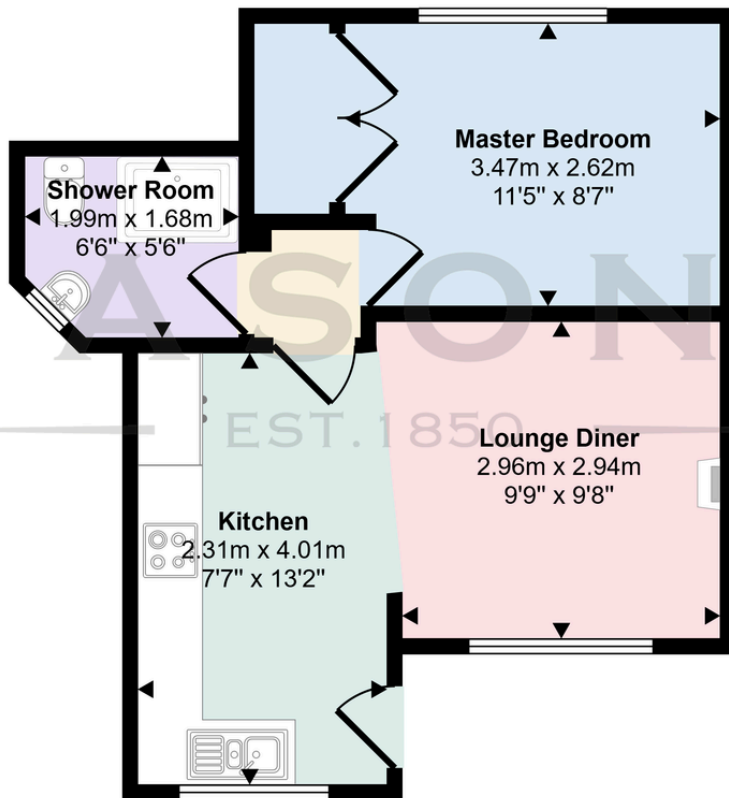


Outside, the private courtyard garden is a true hidden gem. South-facing and surrounded by handsome brick walls, it feels like a secret suntrap in the centre of town. Fully paved for easy upkeep, there's space for alfresco dining, colourful borders with mature planting, and a handy timber gate that leads directly to the private parking space—conveniently tucked away yet secure and easy to access.

Perfectly placed for life in Louth, with its bustling market scene, charming eateries and easy access to the Lincolnshire Wolds, this home is an ideal match for those seeking lifestyle and location in equal measure.



Approx Gross Internal Area
34 sq m / 370 sq ft



Floorplan

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		
81-91	B		
69-80	C	73 C	75 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 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

We are advised that the property is leasehold with the property owning a share of the freehold for the building.

Directions

To access the property, travel south along Upgate away from St. James' Church and after a very short distance turn left into Royal Oak Court. Travel a short distance along the road then turn right, passing through an archway beneath neighbouring properties and the parking space will be found directly ahead on the left side with the gated access to the garden also on the left hand side.

Agent's Note

The property has one privately owned parking space laid to tarmac adjacent the garden gate which is accessed via a covered archway through the neighbouring building, which is accessed from Royal Oak Court.

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.

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