



**ST. MARYS LANE, LOUTH, LN11**  
**GUIDE PRICE £500,000**



**\*NO ONWARD CHAIN\***

A characterful and unique period property located in a sought after location of Louth town with impressive views of St James' Church and a surprisingly large rear garden. This home has generously sized rooms throughout consisting of a dining kitchen, two reception rooms, three bedrooms with one en-suite, an additional study and family bathroom. The property benefits from a large rear garden which is mainly laid to lawn with a wide range of mature trees, shrubs and bushes throughout. Throughout the garden you will find a sizeable greenhouse, wooden shed and summerhouse. There is a balcony area which overlooks the garden with access down to the cellar below. With off road parking and a single garage to the front.

Internal viewing is a must to truly appreciate all this lovely property has to offer!



### **Location - Louth**

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln. It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

### **Entrance Hall**

Welcoming hallway with single glazed windows to the front and side and wooden front door. There is a useful storage space, a radiator and doors leading into the kitchen and both reception rooms. A staircase leads to the first floor landing.

### **Reception Room**

13'10" x 13'11"

The focal point of the room is the feature fireplace with wooden mantle and the single glazed bay window to the front. There is coving to the ceiling and picture rail, wall lighting and a radiator.

### **Dining Room**

11'5" x 16'8"

Bright and airy room with single glazed bay window to the rear overlooking the rear garden, open fireplace with bricked surround, coving to the ceiling and picture rail, wall lighting and a radiator.

### **Kitchen**

16'3" x 11'11" (max)

Fitted with a range of wooden wall, base and drawer units with a complimentary worktop over. The kitchen further benefits from an integrated oven and four ring gas hob with extractor over, integrated dishwasher and one and a half bowl stainless steel sink unit with drainer and mixer tap with a single glazed window above which overlooks the rear garden. The splashbacks are tiled, there is an electric fire, lino flooring and built in storage cupboard. Doors lead into the pantry, down into the cellar and out to the side entrance porch.

### **Pantry Cupboard**

5'10" x 9'5"

Useful space which is fitted with shelving and has a single glazed window to the side. As well as space and plumbing for a washing machine and tumble dryer.

### **Side Entrance**

There is access to the front and rear via the side entrance door. An additional door leads into the W.C which comprises and W.C, wash hand basin, single glazed window to the front and houses the wall mounted 'Baxi' central heating boiler.

### **Landing**

Split level style landing which leads to the study and family bathroom. Further steps lead up to top landing space where there are doors into all other bedrooms.

### **Bathroom**

7'7" x 11'5"

Fitted with a three piece suite consisting of a wash hand basin in vanity unit with storage cupboards below, W.C and bath with shower head over and curtain rail. An airing cupboard houses the hot water cylinder, there is a single glazed window to the rear, lino flooring, tiled splashback and a radiator.

### **Bedroom / Study**

8'7" x 5'10"

With a single glazed window to the front, radiator and wash hand basin.

### **Bedroom**

9'5" x 7'11" + bay window

With single glazed bay window to the rear, two built in wardrobes to one wall and a radiator.

### **Bedroom**

12'9" x 11'5" + bay windows

With dual aspect single glazed bay windows to the front and rear and two radiators.

### **Bedroom**

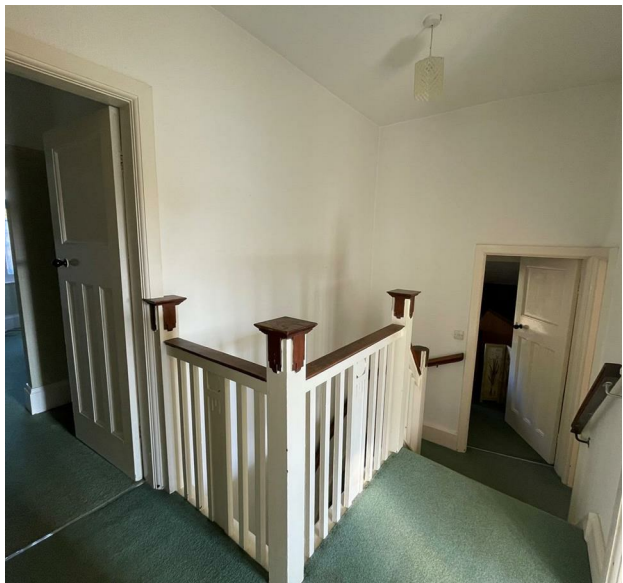
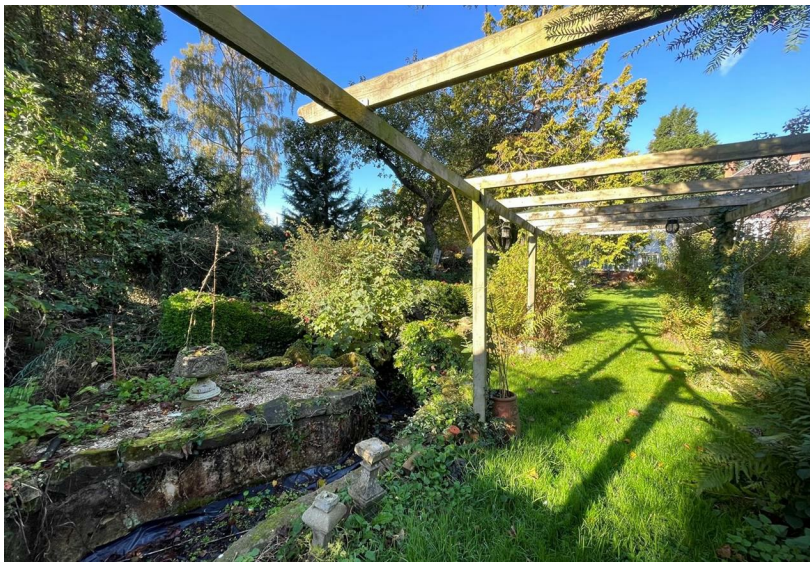
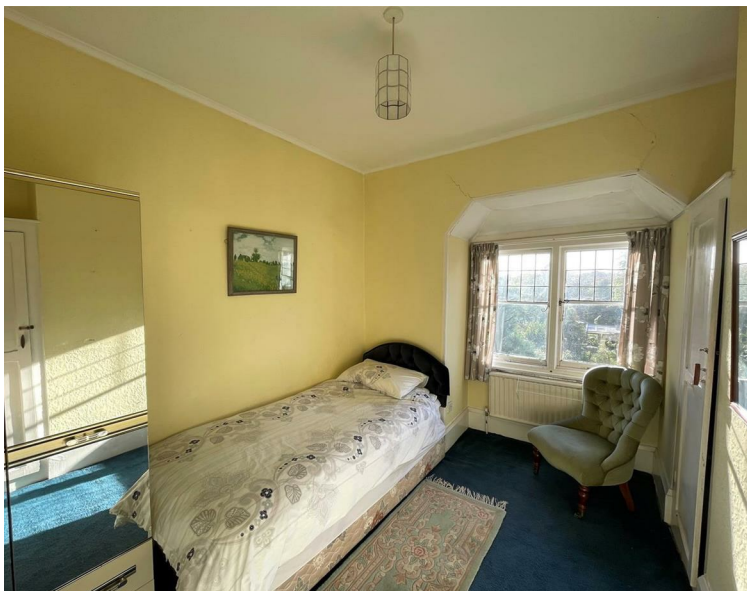
13'11" x 9'0" + bay window

With single glazed bay window to the front, picture rail, two radiators and an archway leading to the en-suite.

### **En-Suite**

9'4" (max) x 4'6"

Fitted with a three piece suite consisting of a shower cubicle with glass doors, wash hand basin and W.C. The splashbacks are tiled, there is an extractor and radiator.



### **Cellar**

The cellar is accessed via a door from the kitchen and the area is split into three sections measuring;  
3.93m x 3.51m  
3.34m x 4.05m  
1.83m x 3.94m

Each room has a window to the rear, power, lighting, a radiator and there are two doors leading out to the rear garden.

### **Outside**

The property is fronted with two wooden gates which open onto the driveway where there is off road parking for multiple vehicles. A single garage is located to the side with double opening doors to the front and a personnel door to the side. Mature shrubs and bushes surround the drive adding privacy and security. You can access the rear of the property via either side of the property, with steps and pathways leading down either side.

As you continue down the right side of the property, you will lead down to a sheltered canopy where there is access into the cellar and additional steps leading up to a wooden balcony which overlooks the attractive gardens and enjoys views of the impressive St James' Church. A secure gateway leads back up the side of the property and to the side entrance and front garden.

As you head down the garden you will find a generously sized area which is laid to lawn, a wide range of mature shrubs, trees and bushes, a wooden shed, greenhouse and summerhouse. With several seating areas throughout so you can enjoy the delightful gardens.

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Council Tax Band**

East Lindsey Council Tax Band E

### **Brochure Prepared**

October 2024.

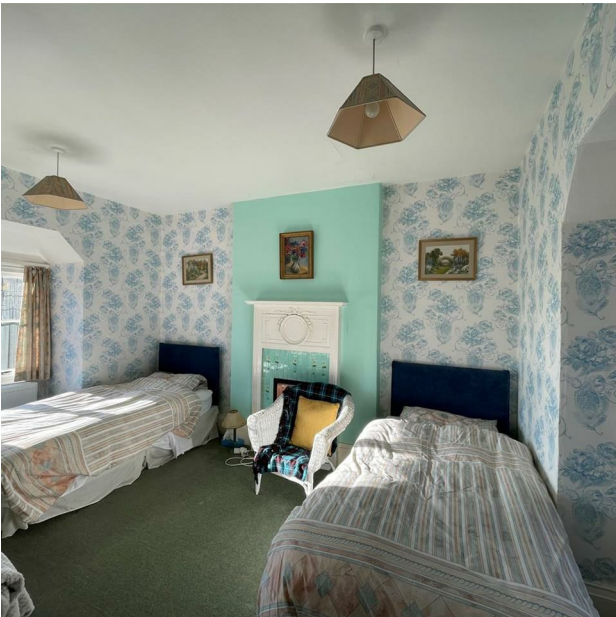
### **Viewings**

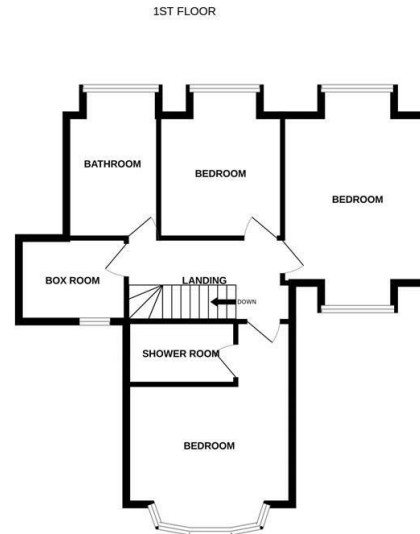
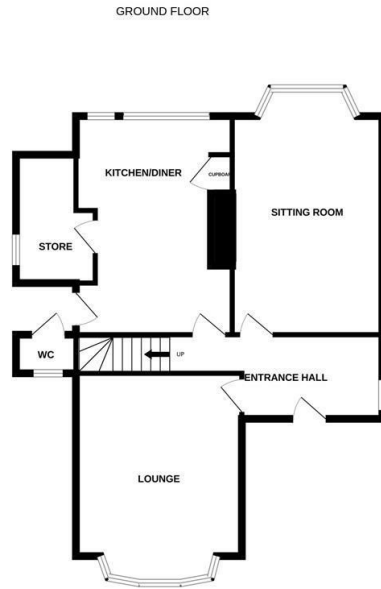
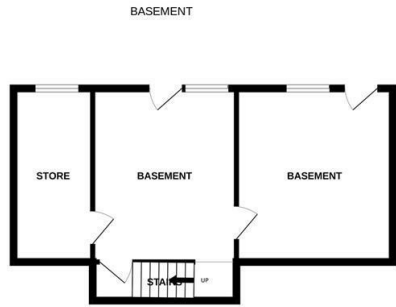
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

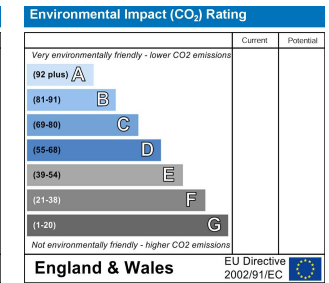
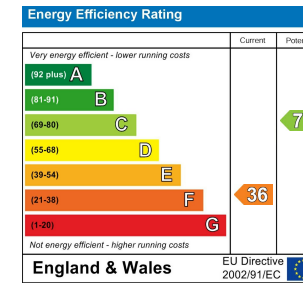
Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm







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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