



22 George Street
Louth LN11 9JU

M A S O N S
— EST. 1850 —

22 George Street, Louth, Lincolnshire LN11 9JU

01507 350500

A handsome Period town house positioned within the sought-after west conservation area of Louth and providing elegant and well-proportioned character accommodation to include three good bedrooms, a spacious bathroom with white suite, bath and shower cubicle, hallway with pillared balustrade leading up to a gallery landing, two reception rooms, dining/garden room, kitchen, utility, pantry and a ground floor cloakroom/WC. Long attractive and well-maintained rear garden. Garage beyond.



Contents

*Schedule of Photographs - Directions -
The Property - The Accommodation -
Viewing - Location - General
Information*

www.movewithmasons.co.uk









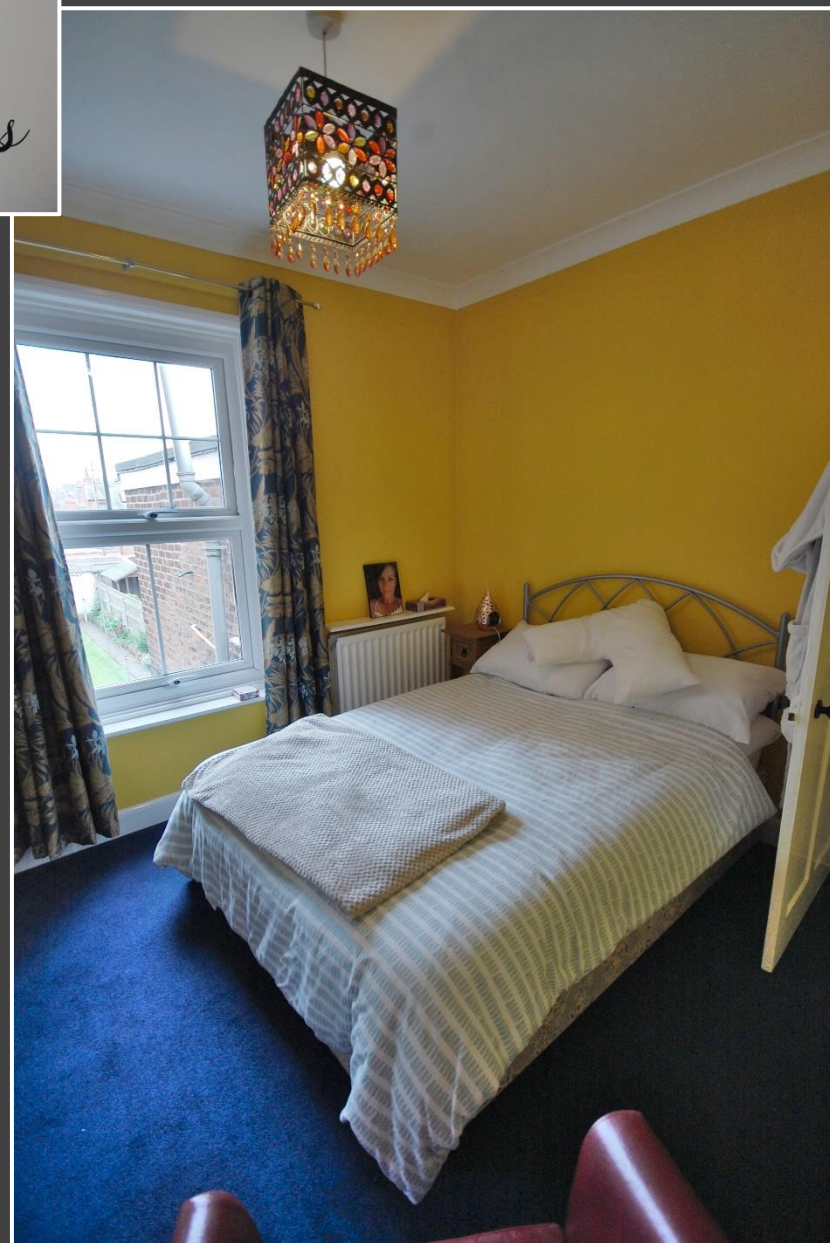




Don't dream your life,



Live your *Dreams*











Directions

From St. James' church proceed south along Upgate and immediately after the zebra crossing take the narrow right turning into Gospelgate. Look for and take the left turn into George Street and continue towards the top of the road where number 22 will be found on the left side.

The Property

This attractive Period town house is thought to date back to the late Victorian or Edwardian era, having brick and rendered principal walls beneath main pitched timber roof structures covered in slates. The well-proportioned accommodation is heated by a gas-fired central heating system with a condensing boiler. The living accommodation was enhanced in recent times by the creation of the dining/garden room which overlooks the long rear garden and has internal French doors from the second reception room, whilst being semi-open plan with the kitchen adjacent.

The large multi-pane front windows have white -framed, sliding secondary glazing units fitted and some of the rear windows are of uPVC double-glazed type. At the foot of the garden there is a concrete sectional garage with access from Little South Street and the long garden provides the potential to increase the size of garaging or open this area for car parking if preferred subject to obtaining any necessary consents from the local authority.

Properties are seldom for sale in this particularly sought-after area of the town and viewing is therefore strongly recommended.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor**Pillared Front Entrance**

With part-glazed door having decorative square pane and glazed fanlight over to the:

Entrance Hall

Karndean light oak-effect floor covering with leaf pattern border shaped around the staircase. The latter has a pillared balustrade, shaped mouldings to the side of the steps, a turned newel post and polished hardwood handrail. Double radiator, wall-mounted central heating programmer and thermostat, high-level electricity meter and consumer unit with MCB's.

Coat hooks to pine wall plaque and white, six-panel doors leading to the reception rooms. Four-panel door to understairs store cupboard with shelving, light, gas meter and the mains water stop cock. Part-glazed door at the rear of the hall into the kitchen beyond.

Sitting Room

An elegant reception room with an attractive cast iron and ceramic-tiled fireplace set into a white

pillared surround with mouldings and mantel shelf; electric coal-effect fire and inset and raised, black ceramic-tiled hearth with ceramic-tiled, moulded border. Feature oak flooring, moulded coving to the ceiling, high skirting boards and wide door architrave. Multi-pane front casement window with brass fittings and sliding secondary glazing panel. Double radiator, ceiling light point, two wall light points and TV aerial socket.

Snug/Family Room

Handsome cast iron, arched fireplace set into a white moulded, pillared surround with mantel shelf and raised, black ceramic-tiled hearth with ceramic-tiled border tiles. Double radiator, TV aerial point and wide architrave around the doorway from the hall. Internal double-glazed French doors with step down to the:

Dining Room/Garden Room

A versatile additional reception room which was created as an addition to the original building, this bright and airy room has two long, double-glazed skylight panels, together with a wide window on the rear elevation and French door presenting fine views across the long, well-stocked garden at the rear. There is a built-in range of base units in cream with metal handles and woodblock-effect work surfaces over. The ceiling has a shallow slope and four spotlights to a ceiling fitting, together with two wall light points. TV aerial point. Wide serving opening from the kitchen adjacent and walk-through square archway.

Kitchen

Range of units finished in cream Shaker style with brushed metal handles and comprising base cupboards, roll-edge, textured work surfaces with ceramic-tiled splashbacks, matching range of wall cupboards and single drainer, stainless steel sink unit facing the opening to the dining room adjacent.

Free-standing gas cooker with glazed lid over four rings and glazed doors to the ovens and grill beneath. Double radiator, oak-effect floor covering extending through from the dining room and continuing into the utility room, pantry and cloaks WC.

Utility Area

With internal window to the side elevation onto the dining/garden room adjacent. Work surface and space with plumbing beneath for both washing machine and dishwasher; space opposite for an upright refrigerator and freezer. Six-panel door and step down to:

Pantry

With work surface to one side having shelving over, uPVC double-glazed window and six-panel door with step down into the:

Cloakroom/WC

Double radiator and small uPVC double-glazed rear window.

First Floor

Landing

With staircase balustrade extending along the side of the stairs and around the stairwell to create a corner gallery area, adjacent to which is a useful built-in spacious wardrobe/store cupboard with clothes rail and shelf over. Wall light points to each side of the staircase and white, six-panel doors leading off the bedrooms. The bathroom is approached at lower first floor level via split-level quarter landings and a four-panel door with a large, multi-pane fanlight over.

Bedroom 1 (front)

A spacious double bedroom with an attractive multi-pane casement window having sliding sash secondary glazed panel internally; double radiator and bed switch.

Bedroom 2 (rear)

A double bedroom with rear uPVC, double-glazed window presenting views across the rear garden towards the town centre. Coved ceiling and double radiator with shelf over. Built-in range of furniture around the chimney breast with sliding panelled and mirrored doors, clothes rails, shelving and storage compartments to the shallow centre section.

Bedroom 3 (front)

A smaller double or good size single bedroom with a double radiator, bed switch, coved ceiling and TV

point. Front multi-pane casement window with sliding secondary glazing unit.

Bathroom

A particularly spacious bathroom with a white suite comprising an ornate slipper bath with roll top and chrome ball and claw feet, together with a chrome mixer tap with shower fittings; low-level WC and shaped pedestal wash hand basin with ceramic-tiled splashback, mirror and tube light over. Ceramic-tiled shower cubicle with glazed screen door, wall-mounted shower mixer unit and handset on chrome rail.

The bathroom has part ceramic-tiled walls, side and rear double-glazed windows, marble, tile-effect flooring with a mosaic border to the bath and a large skylight panel close to the door from the staircase. Double radiator and built-in boiler/storage cupboard containing the Worcester gas condensing combination central heating boiler. The boiler was newly installed in 2018 and has been serviced in 2019 and 2021.

Outside

The house is positioned behind a forecourt with a capped brick wall and pillared enclosure, wrought iron pedestrian gate and pathway leading to the front door, ornamental shrubs and climbing plants to trellises on the front wall of the house. There is a unique raised flower bed in the form of an old enamelled, cast iron tub bath finished in red and white and ideal for annual flowering plants.

To the rear of the house there is a long garden mainly laid to lawn with shrubbery beds and gravel borders having a variety of ornamental plants inset, together with fencing and hedges to each side and climbing plants over. Pathway leading through the rear garden at one side with a brick-walled, raised flower bed adjacent and close to the house there is a sitting area by the French door with step down from the dining/garden room and a double external power point adjacent, an outside water tap and wall-mounted floodlight. Curved gravel bed with rose tree, hydrangea and further bedding plants. At the foot of the garden there are steps up to a pathway with pedestrian access from Little South Street and a door to the:

Concrete Sectional **Garage** with up and over door.

The long garden affords the opportunity to create more extensive garaging or an open larger parking area if required, subject to obtaining any consents from the local authority. NB – the garden shed shown in the images has since been removed.

Viewing

Strictly by prior appointment through the selling agent.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local

seasonal and specialist events take place throughout the year.

Louth is especially admired for the many independent shops and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar, which is just a short walk from the property. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields.

The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

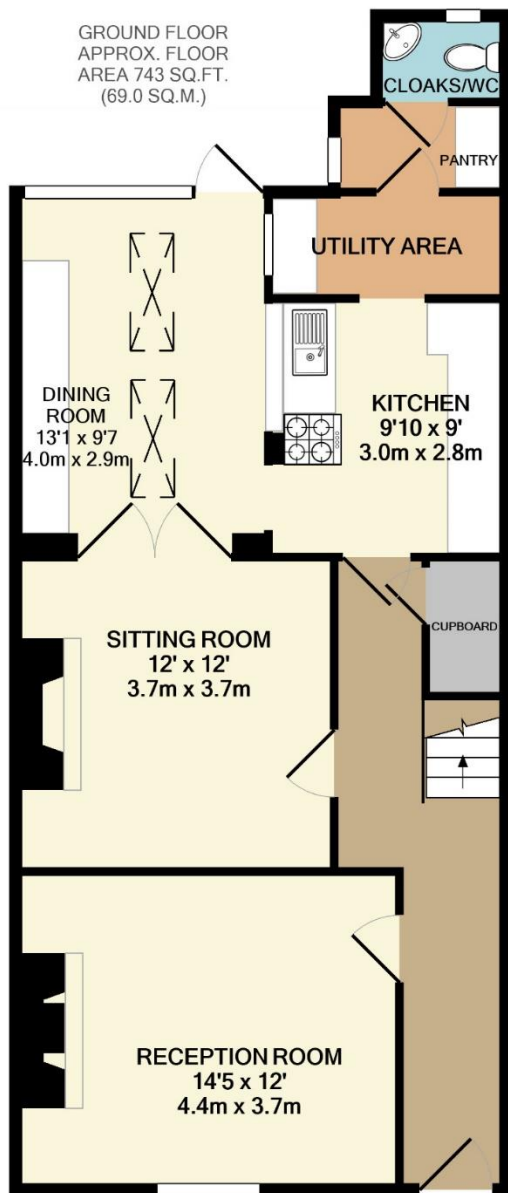
General Information

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. 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. The property is in Council Tax band B.



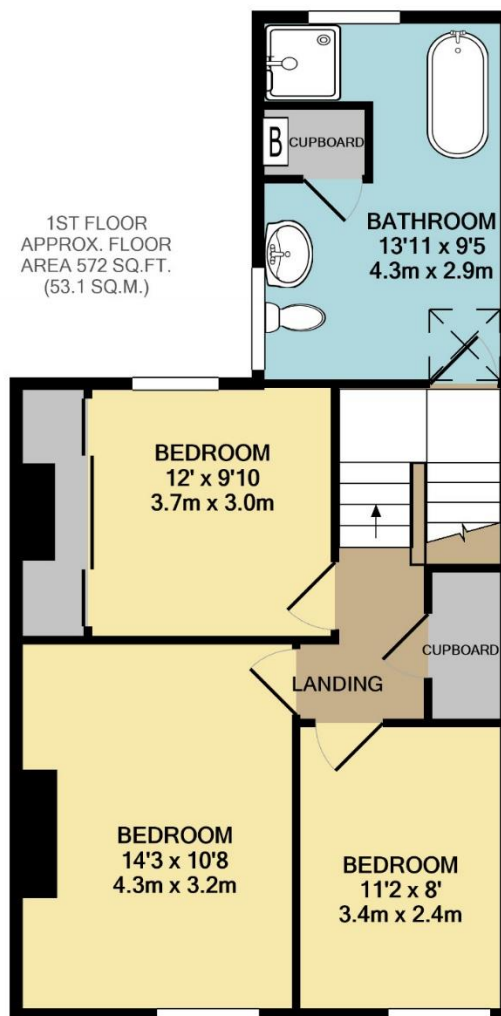
GROUND FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.0 SQ.M.)



Floorplans and EPC Graph

NB A PDF of the full energy performance certificate can be emailed on request

1ST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)



GARAGE
18'8 x 8'
5.7m x 2.4m

CONCRETE SECTIONAL GARAGE
APPROX. FLOOR
AREA 149 SQ.FT.
(13.9 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

MASONS
EST. 1850