



24 St. Mary's Park

Louth

M A S O N S
— SINCE 1850 —

24 St.Mary's Park

Louth
Lincolnshire LN11 0EF



Prime residential location

A substantial, versatile, detached family home

Just a short walk from the town centre shops,
schools and scenic parks

Technically advanced with owned solar panels,
double-glazing, EV car charging point
and efficient air source heating

A proven live/work or
multigenerational living opportunity

5 bedrooms, 2 shower rooms, family bathroom

2 reception rooms, dining-kitchen, garden room

Spacious driveway and double garage

Large mature secluded gardens

Plot approaching quarter of an acre (STS)

Constructed around 1976/77 as part of a small, exclusive, executive development in the prime west residential area of Louth market town, this well-presented detached family house has brick faced insulated cavity walls under a main pitched roof covered in concrete tiles and a flat roof side wing.

Technically enhanced to the latest efficiency standards, as confirmed by the EPC, the house has 13 solar panels on a feed-in tariff, Eddi renewable energy diverter, air source heating/domestic hot water and uPVC double glazing, with a Zappi for EV charging.

Adjacent to the current double garage, the original double garage was converted with planning permission into a versatile and spacious double bedroom annex with contemporary en suite shower room, garden room seating area and kitchenette, on Airbnb since 2025, yet equally suited to multigenerational living. Statistics for letting income, solar panel benefits, running costs, remaining RHI payments and relevant permissions can be emailed on request by Masons as sole agent.

The house has a stylish, individual interior with personality and flair, while the large, mature garden enjoys sunshine, shelter and seclusion.

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Accommodation

Ground Floor

A recessed porch opens into a bright **entrance hall**, with a feature return staircase and half-landing window flooding the space with light. Parquet flooring and a parana pine screen nod to 1970s style, while black painted doors lead to the lounge, kitchen and cloakroom, plus generous under-stair and cloaks storage.

The **neat cloakroom** has a white corner WC and curved vanity basin, mosaic splashback, mirror-cabinet, chrome ladder electric radiator, parquet flooring and a high-level window.





A bright, well-proportioned **lounge** has a feature brick fireplace with slate tiles and chunky pine mantle inset with a Stovax navy enamel multi-fuel stove for a cosy atmosphere.

The **lounge** has a huge floor-to-ceiling window with distant views to St James' Church spire and overlooks a raised flagstone patio area in the private front garden that catches the morning sun.



Folding painted panelled doors open from the lounge through to the **dining room**, perfect for entertaining or creating a second sitting room, playroom or study for versatile family living.



A walk-in bay extension with splayed windows and French doors transforming the room and leads to one of the rear patios. Original hardwood parquet floor contrasts with black and white tile effect vinyl floor in the bay to echo the kitchen decor.







An L-shaped **dining-kitchen** features soft-close charcoal units, extensive oak block worktops and a white ceramic sink. Integrated appliances include two fridges, plus plumbing for a washing machine and dishwasher. A matt black Stoves double range electric cooker sits against green Metro tiling, with a wall mounted antique pine dresser top adding character to one corner. Pendant lighting over the dining area, spotlights and tiled-effect vinyl flooring complete the space, with a wide central archway and two garden-view windows with solid oak sills. A cottage style door with soundproof curtains connects to the annex.

The **first floor landing** is bright and airy with a hinged trap door access and drop-down ladder to the extensively boarded loft.

The parana pine side screen extends from the staircase to form a gallery over the stairwell.

Pine moulded four panel doors lead off from the landing to four bedrooms.

There is also a deep recessed clothes hanging space/store that was previously the airing cupboard.

The **rear-facing master bedroom** has two garden-view windows, full-width tongue and groove effect feature paneling with display shelf behind the bed, and a matching painted shelf on the wall opposite.





A connecting door leads to the **en suite** with white WC, semi pedestal basin, and a spacious shower cubicle with folding glazed door and thermostatic mixer.

Subtle floral tiling with copper mosaic accents, ladder towel radiator and rear window complete the room.

A bespoke cupboard with shelf for towels and bathroom essentials, houses the 250L Joule cylinder with Eddi renewable energy diverter to intelligently redirect surplus electricity from solar PV to provide free hot water and powerful showers.





Bedroom 2 is a very spacious front double with twin windows giving far-reaching views of the treetops of St. Mary's Lane below and sunrise over St James' Church spire (pic below Winter 2025).

With a mirror-fronted double wardrobe, fitted shelving and multiple double sockets including USB sockets, this room is ideal for a teen/young adult.





The **family bathroom** is accessed from the landing with white panelled bath, glazed screen and thermostatic shower over, plus a suspended wash basin and low-level dual flush WC. Finished with a ladder-style towel radiator, matt ceramic white tiling with subtle floral design and rear facing window.

Bedrooms 3 and 4, both comfortable doubles, sit at the front of the house sharing the same calm views down over St. Mary's Park, equally suited to bedrooms, guest accommodation, home office or hobby rooms if preferred.





The Annex

The annex offers a spacious, contemporary **double bedroom** for visiting guests or family with dimmable LED downlighters, light grey oak-style laminate flooring, a wall-mounted TV and dark grey period style radiator. A wide, obscure-glazed front door and complementary windows all with integral thermal blackout blinds.

The **en suite** has a white fitted suite, white Metro-style tiling, a wide walk-in shower with black-framed screen, thermostatic mixer, rainwater shower, handheld shower head and extractor fan. A matt black electric ladder towel rail, decorative tiled floor and high-level windows add to the boutique feel.





A second door leads to a cosy **garden room with kitchenette**, glazed on two sides with vertical blinds that slide back to reveal lovely views over the kitchen garden and fruit cage, stepping out of a half glazed door to the annex's own L-shaped patio.

Light grey oak-effect flooring continues through, with a built-in base unit, beech block worktop, inset round stainless steel sink, integrated fridge and beech block worktop and shelves with space for a microwave, air fryer and kitchen equipment.

A grey period style column radiator provides heating, and a connecting door, behind soundproof curtains, leads to the main kitchen.

The **annex patio** is bordered by raised flower and shrubbery beds with a fig tree forming a screen to the main house gardens, plus a sensor wall lantern.





Outside

Approached from St. Mary's Park through laurel hedges, a large tarmac driveway provides parking for at least three cars and access to the attached **double garage** via a remote-controlled up-and-over door. The garage has lighting, power, a rear door to the annex patio garden and an angled window, ideal for potting plants. A pathway leads round to the rear garden.



At the front, a flagstone **raised patio area** edged in reclaimed bricks is perfect for a bistro set to catch the morning sun under wisteria and clematis running along the house. This private laurel-enclosed lawn is on two levels with flower and shrubbery beds and a fine silver birch. Under the front porch is a sensor light, letterbox, space for log storage and **Zappi EV charging point** between the annex and main house front doors. The garden continues round to the main rear garden.



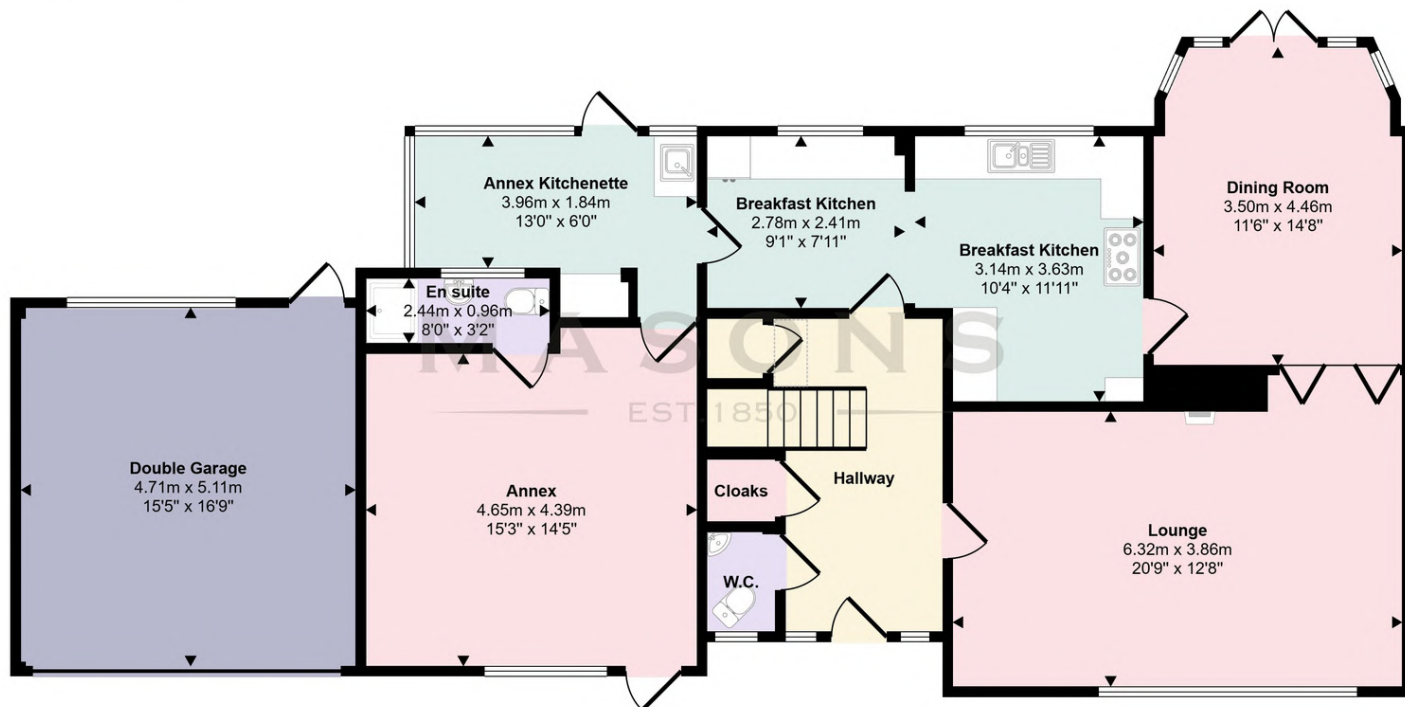


An excellent size for family life, the **rear garden** enjoys morning sun and afternoon light on all patios, perfect for barbecues and alfresco dining. Mature protected trees, including a lime and red oak, offer welcome shade on the hotter days, now more common, while a productive kitchen garden features apple trees, a soft fruit cage, raised beds, a wildlife pond, flower garden and picket fence.

At the rear wall of the house sit brick walled flowerbeds and an outside tap with the annex patio screened by a superb cropping fig tree.

For peaceful space, character and location with energy efficient living so rare in the heart of Louth, early viewing is highly recommended.

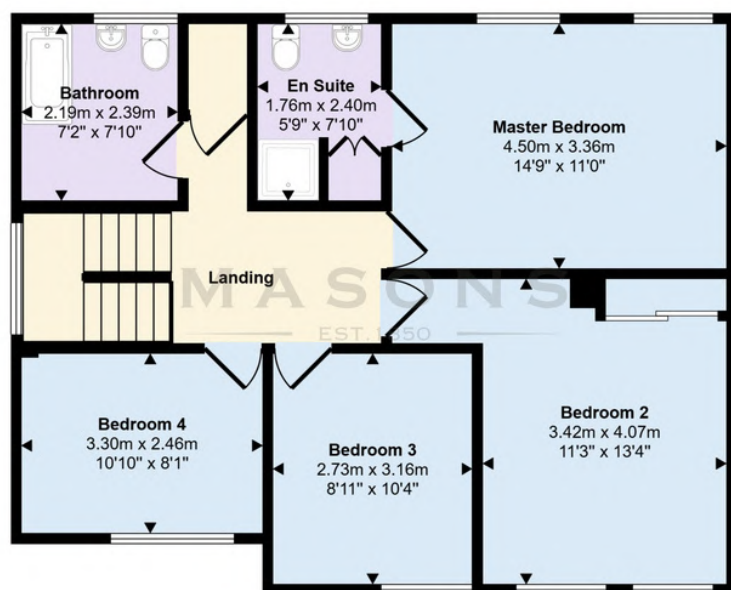




Ground Floor

Approx 136 sq m / 1469 sq ft

Denotes head height below 1.5m



First Floor

Approx 72 sq m / 772 sq ft

Denotes head height below 1.5m

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.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	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 E

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///nods.fine.intro

Directions

From St James' Church travel north along Bridge Street into Grimsby Road and after just a short distance turn left along St. Mary's Lane. Take the first right turn into St. Mary's Park and at the junction bear right and then round the left bend. Continue until No. 24 is found on the right.

Agent's Note

This property is being marketed for a consultant previously engaged by Masons LLP

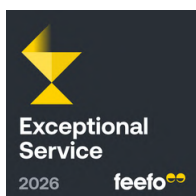
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