4 The Old Dairy Yard
Louth LN11 7BS

MASONS
SALES & LETTINGS

4 The Old Dairy Yard, Thames Street, Louth LN11 7BS

- **One of two modern town houses for sale individually or together as an investment portfolio**
- **Allocated parking space in secure walled courtyard with remote controlled motorised gates**
- **Gas central heating system with condensing combination boiler**
- **Traditional multi-pane windows with double-glazed panes**
- **Contemporary fitted dining kitchen with appliances**
- **Bathroom and ensuite shower room with white suite and ground floor cloaks/WC**
- **3 main bedrooms, study or bedroom 4, hall and lounge**

Directions

From St. James Church in the centre of Louth proceed south along Upgate and turn second left along Mercer Row – follow the road through the centre and on the far side at the second mini roundabout turn left along Ramsgate. Follow the road for some distance, carry on at the crossroads and bear right by the Woolpack Inn round the bend past Riverhead on the left, then turn left into Thames Street where the property is the fourth house on the left.

Property

This handsome three-storey town house has been constructed to a fine standard in a traditional style which complements the period properties in Louth perfectly, mainly mellow facing brickwork in Flemish bond, slate roof and attractive double glazed sliding sash windows. By contrast the interior is contemporary with modern fittings, 2 panel interior doors with brushed metal handles and light, airy rooms. A glance at the EPC graph will indicate that this stylish, characterful home nevertheless has efficient and economical heating costs with central heating by a gas condensing boiler with remote control operation.

Accommodation:

(approximate room dimensions are shown on the floorplans which are indicative of the room layout – these are NOT to specific scale)

Ground Floor:

Feature pillared front entrance with 6-panelled front door into

Entrance Lobby

Radiator, smoke alarm and staircase with handrail leading up to the first floor.

Lounge

Laminated floor covering, halogen spotlights to the ceiling, TV and telephone sockets (there is a sky dish shared by the development with wiring to the interior sockets).

Dining-Kitchen

Attractive range of units finished in Ivory colour and comprising base and wall units with granite effect work surfaces and mosaic finish tiled splashbacks, single drainer stainless steel sink unit with single drainer, gas 4-ring hob, faced cooker hood and electric oven. Integrated fridge-freezer and dishwasher, ceramic-tiled floor, wall unit concealing the condensing gas central heating boiler operated via a remote-control hand unit. One base unit provides space and plumbing for washing machine. Radiator, halogen ceiling spotlights, extractor fan and part-

glazed (double-glazed) French doors to outside.

Cloakroom/WC

White suite of low-level dual flush WC and bracket wash hand basin with ceramic tiled splashback. Ceramic-tiled floor, radiator, extractor fan and electricity consumer unit with MCB's.

First Floor Landing

A spacious landing with window at the front and white pillared balustrade around the side of the lower stairwell before continuing along the second staircase up to the second floor. Radiator and smoke alarm.

Bedroom 3

Radiator, two windows and TV point.

Bedroom 4/Study

Radiator, TV point and telephone socket.

Bathroom

White suite comprising bath with mains mixer shower unit over and glazed side shower screen, semi-pedestal wash basin and low-level WC with concealed cistern. Recessed mirror, ceramic-tiled floor and Attractive paneled walls, extractor fan and chrome ladder style radiator/ towel rail.

Second Floor Landing

White pillared balustrade and smoke alarm.

Bedroom 1

Radiator, two windows and TV socket.

Attractive views across the rear courtyard.

Ensuite Shower Room

White suite of corner glazed and ceramic-tiled shower cubicle with mains shower mixer unit, pedestal wash basin and low level dual-flush WC. Ceramic-tiled walls and floor, extractor fan and chrome ladder style radiator/towel rail.

Bedroom 2

Radiator, 2 windows and trap access with wooden folding ladder to the roof space which has a storage platform. Double doors to built-in store cupboard.

Outside

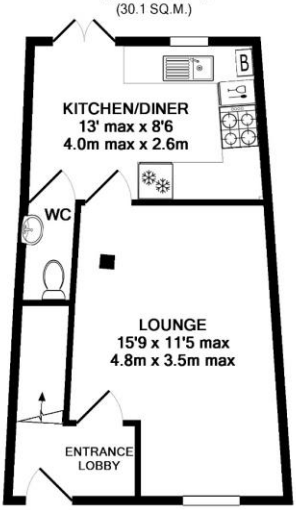
Immediately at the rear of the house there is an enclosed courtyard suitable for flower pots and tubs, enclosed by high close boarded fencing for privacy. Outside wall lantern and external tap. Meter cabinet. Screen doorway from the enclosed walled and fenced parking courtyard for the Dairy Yard properties within which number four has 1 allocated block-paved parking space. The courtyard is approached through motorised double gates with remote control and set into high brick boundary walls complementing the houses with sensor pillar- and wall-lights. Adjacent is a small fenced compound for wheelie bins with the satellite dish for the houses. Front lawned garden with shrubbery bed, tree to one side and block paved pathway to the house.

Location

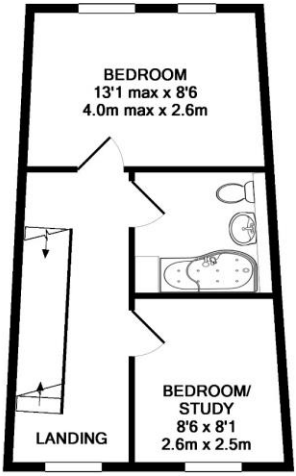
The property is situated in an area of Louth Market Town which has, over recent years, become more and more popular as the attractive period warehouses around the Canal Basin and Riverhead are converted into impressive character homes together with new homes of appropriate design such as The Old Dairy Yard

Floor Plans and Energy Performance Certificate Graph

GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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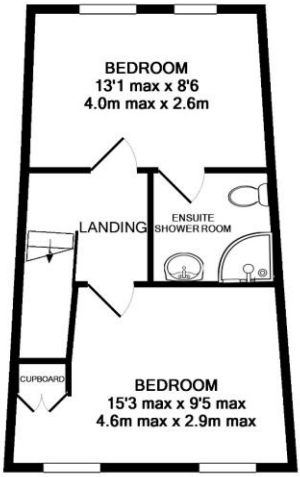
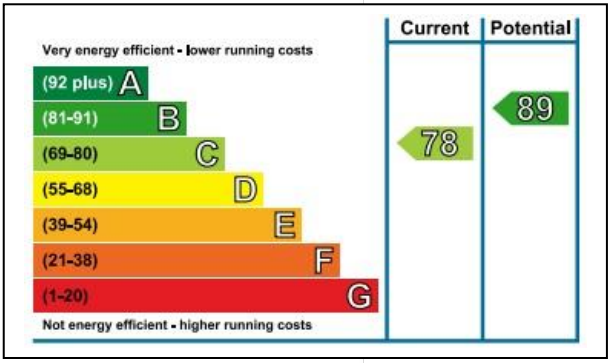


2ND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)



houses. These properties are all close to the riverside walks which lead east through the town outskirts into the open countryside beyond. Louth is a popular market town which has 3 busy markets each week and many individual shops, highly regarded primary, secondary and grammar schools, many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

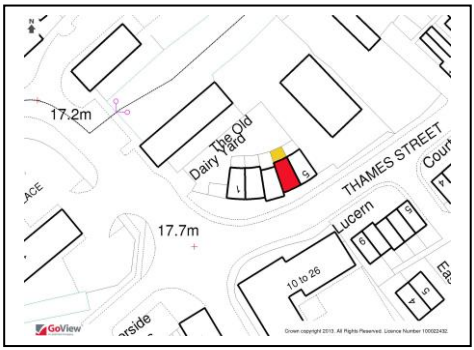
Louth has a recently completed sports and swimming complex , many local clubs, athletics, and football grounds, tennis academy and courts, golf and bowling, attractive parks on the west side in Hubbards Hills and Westgate Fields, and the Kenwick Park Leisure Centre on the sourth-eastern outskirts, with hotel and further golf course. The town has a thriving theatre, many clubs and societies and a cinema. 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.

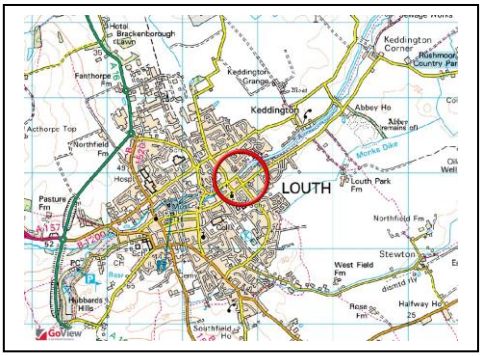
Important Information

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 the accuracy of 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 on sale. The property is understood to be connected to mains water, electricity, gas and drainage but no public authority searches have been made at this stage. Council Tax Band C. There are shared maintenance costs of communal areas, motorized gates, boundary structures, communal satellite, external lighting and cutting the verge at the front.

NB 4 and 5 Old Dairy Yard provide the same or reverse hand room layouts and are both well-presented. One parking space is allocated for number 4 and two spaces for number 5.

Viewing Strictly by appointment via the agent.





Cornmarket, Louth, Lincolnshire LN11 9QD
T 01507 350500
F 01507 600561

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