

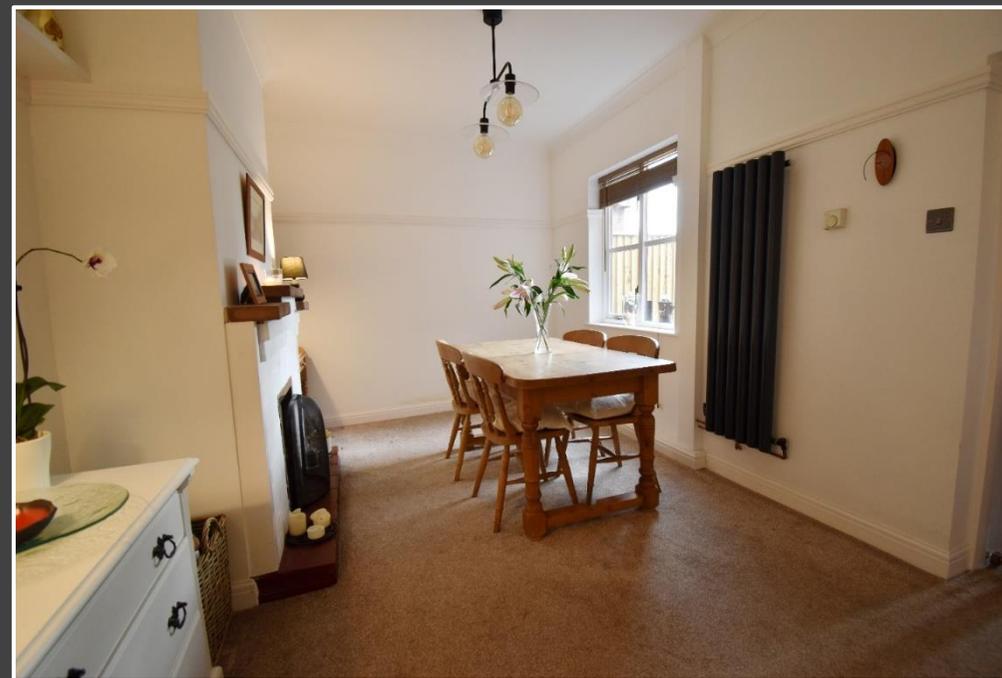


14 Trinity Lane, Louth LN11 8DL

M A S O N S
EST. 1850

Positioned in a very quiet location within the centre of Louth market town is this superbly presented three bedroom period terraced cottage having undergone a light refreshment under the current ownership, including a complete new bathroom suite, redecoration, new radiators and garden landscaping. The property briefly comprises two reception rooms, both with feature fireplaces, a good sized kitchen to the rear and to the first floor a large gallery landing with airing cupboard, three double bedrooms and the newly-fitted bathroom.

To the front is a small enclosed garden with the rear benefitting from a south-westerly aspect with private and well-maintained grounds. This spacious family home which benefits from double glazing, gas central heating and on street parking available to the front would be a superb investment for any discerning buyer.

















Directions

From St. James' Church proceed a few yards south along Upgate and then bear left into Little Eastgate. Follow the road through to its junction with Eastgate and then bear left along the one way system. Continue at the small junction, carry straight on at the two mini roundabouts and then look for the third road on the right which is Trinity Lane. The property will be found after a short distance on the right side.

Accommodation

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

Lounge

Accessed via a part-glazed uPVC front entrance door into a cosy welcoming front room having feature fireplace with brick surround and inset cast iron coal-effect gas fire, carpeted flooring and two-tone heritage colour scheme with dado rail. Newly fitted cast iron style radiator and having uPVC window to the front with fitted plantation shutters. Doorway leading through to:

Dining Room

A further spacious reception room having staircase to first floor, carpeted flooring and feature fireplace with brick surround and inset open fire, decorated in neutral tones with dado rail to wall, space for large dining table and anthracite grey vertical column radiator to wall. Double-glazed timber window overlooking the rear garden. To the side is a useful understairs storage cupboard having fitted shelving.

Kitchen

A range of base and wall units finished with solid timber doors, roll top laminated work surfaces with single bowl resin sink, tiling to all splashbacks, space for dishwasher, washing machine and fridge/freezer, also having a free-standing oven with gas hob and grill. Windows to the side and rear overlooking the garden with a rear timber entrance door and also housing the Glow-worm gas central heating boiler with timer controls. Attractive tiling to floor and having spotlights to ceiling.

First Floor**Landing**

A surprisingly spacious and bright gallery landing for the property type having a large floor space for furniture with banister to

staircase. To one side is a door into the airing cupboard housing the hot water cylinder with fitted shelving useful for laundry. Also having loft hatch providing access to the roof space with fitted ladder, lighting provided and a boarded floor.

Bedroom 1

A good size double bedroom situated to the front having uPVC window, carpeted flooring, attractive decoration and smartly fitted built-in wardrobes with sliding doors and a range of hanging rail and shelving within, column radiator to wall.

Bedroom 2

A further generous double bedroom at the rear of the property with window to the side overlooking the garden, vaulted ceiling, carpets and recently fitted radiator.

Bedroom 3

A further very good sized single or double bedroom with uPVC window to the front, recently fitted radiator, carpeted flooring and neutral decoration.

Bathroom

A completely refurbished room with newly-fitted bathroom suite comprising heritage-style, low-level WC, wash hand basin and bath

with hand shower attachment with further dedicated shower mixer above having rainfall shower head and hand attachment with folding shower screen to one side. Attractive brick-effect tiling to all wet areas, heated towel rail radiator to one side and having patterned tiles to flooring. Timber-framed, double-glazed window to the rear with frosted glass, freshly decorated in pastel colours.

Front Garden

Accessed by a pedestrian metal gate into the enclosed front garden, having low-level brick perimeter walls. Laid to low maintenance with paved path and gravel to one side with space for pot plants and outside lighting provided. Parking normally available unrestricted on the road to the front.

Rear Garden

A very generous sized garden being south-west facing, catching the sun for the majority of the day providing a sheltered, well designed garden which can be used all year round. Accessed by the rear kitchen door or via a right of way from neighbouring garden through a pedestrian gate. The property is at the end of the right of way, therefore no neighbours have access this property's garden. At the rear is a useful patio area laid to concrete with outside light provided, creating a very useful al fresco

dining area with the paving extending onto the return side of the kitchen creating further useful storage, also having outside electric power point and water tap. Space for coal bunker or log store and bin storage.

Beyond is a good sized lawned area with a walled and hedge boundary to sides and having a planted border with a range of mature plants and bushes. At the rear of the garden is a very smart paved patio area with a recently installed timber summer house (available by separate negotiation), timber fencing to boundaries with planted borders. Adjacent is a further useful timber garden shed.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and 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 with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre 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.

Viewing

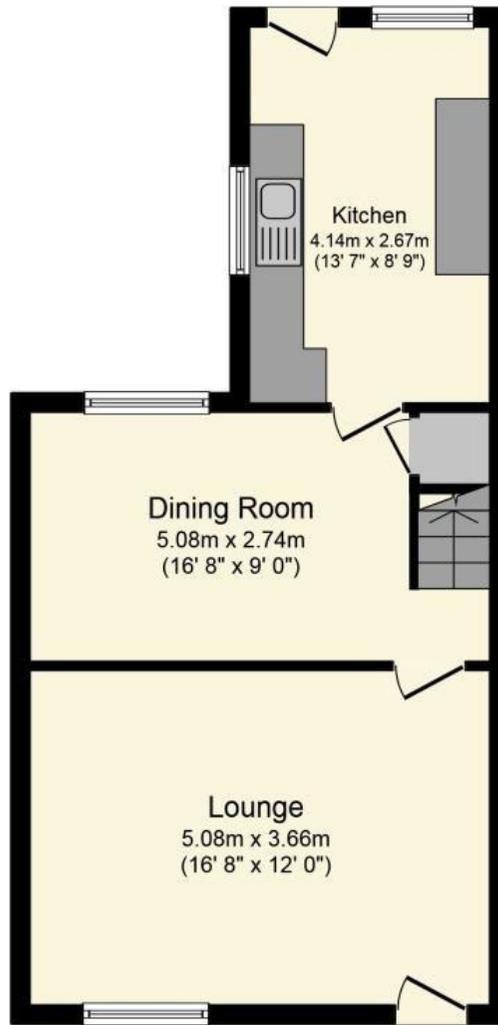
Strictly by prior appointment through the selling agent.

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 A.

Floor Plans and EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total floor area 90.0 sq. m. (969 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

M417 Printed by Ravensworth 01670 713330



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.

