



24 Eresbie Road

Louth

M A S O N S
— SINCE 1850 —



24 Eresbie Road

Louth
Lincolnshire LN11 8YG

A modern detached family house with sunny, secure rear garden in the established Weavers Tryst residential area of Louth market town. There are 3 first floor double bedrooms off a galleried landing from a return feature staircase, the master bedroom having an ensuite shower room in addition to the family bathroom.

On the ground floor, the entrance hall has doors off to the sitting room at the front and a good size L-shaped dining-kitchen has a sleek range of units and French doors out to the patio and main garden at the rear. Adjoining the kitchen is a practical utility room with doors to outside and a cloakroom/WC.

Heating is by a gas combination central heating boiler positioned in the attached garage which has a block paved driveway providing parking space at the front, and the windows are uPVC framed double-glazed units. For Sale with NO CHAIN.

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The Property

Dating back to the very late 1990's this detached family house has brick faced principal walls under a pitched timber roof structure covered in concrete tiles. The design has a deep front gable wing with blue brick contrasting courses to the verge and matching string courses/ features.

The property is one of a small number of houses, around a block-paved courtyard tucked away from through-routes with its own driveway for parking and access to the integral garage. The latter has potential for conversion into additional ground floor living space if required, subject to planning and building regulation consent.

The front elevation tends to belie the extent of the accommodation and in particular the 3 first floor double bedrooms. Hidden at the rear is a south-west facing secure garden ideal for a young family or dog-lovers with summer house and patio forming a sun trap for most of the day.

The Accommodation

Ground Floor

The main entrance into the house is on the side elevation, close to the garage door, where a recessed **porch** has a wall lantern and part-glazed (double-glazed) door into the **entrance hall**. The hall has a feature return staircase with white pillared balustrade and kitewinder turning steps to the first floor. Internal doors on both floors are of 6-panel type in white.





There is an understairs store cupboard with light and coat hooks. The hall has an oak effect vinyl floor covering, a recess by the main door, a coved ceiling with smoke alarm, a 3 branch ceiling light, door chimes and central heating thermostat.

The **sitting room** has a wide window overlooking the enclosed front garden and a second window on the side elevation with roller blind making this a naturally light room. There is a radiator, a TV socket, a moulded dado rail and coved ceiling with rose to the 3-branch ceiling light.



To the rear of the hall is the **L-shaped dining-kitchen** - a good size with a sleek range of units in gloss black and a bright room with a window and double-glazed French doors on the rear elevation, opening the dining area to the patio and garden beyond. A door on the right leads into the utility room and cloakroom/WC beyond.



The kitchen units comprise base cupboards and a drawer unit with deep pan drawers, white resin moulded work surfaces with ceramic-tiled splashbacks and an inset stainless steel sink unit with lever mixer tap positioned under the window which overlooks the garden.

An ElectriQ range cooker has 5 gas rings, a large oven incorporating a grill and a stainless steel cooker hood over with downlighter. The matching wall cupboard units also have twin wine racks. This room has 2 radiators (one in a decorative case), a digital central heating programmer, 3 spotlights to a ceiling fitting in the kitchen area and a 3-branch ceiling light in the dining area. There is space for a refrigerator and the floor has a grey oak herringbone style vinyl covering.

Facilities are extended in the utility room adjacent.



The **utility room** has a built-in roll-edge work surface with inset single-drainer stainless steel sink unit, a Hotpoint full size dishwasher, base cupboard unit and a recess with plumbing for washing machine. There is a wall shelf, grey oak herringbone style vinyl floor covering, an extractor fan and side part-glazed (double-glazed) door to outside.

A connecting door leads into the **cloakroom/WC** with radiator and a white suite of low-level dual-flush WC and rectangular shaped wash basin with tiled splashback.

A window is positioned on the side elevation and extractor fan above. Also in this room is the electricity consumer unit with MCB's. The vinyl floor is in a mosaic tiled style.



First Floor

From the hall, the staircase leads up to an attractive gallery landing with white pillared balustrade extending around the stairwell. Doors lead off the landing to the bedrooms, bathroom and a recessed linen cupboard with shelving. The ceiling has a rose with pendant light and a trap access with ladder to the roof void. The radiator is in a decorative case and there is a window for natural light on the side elevation.





Bedroom 1 is a double room at the front of the house of good size with window to the front and side elevations - again light and airy. There is a radiator, rose with ceiling pendant light and a chest of 3 drawers is included in the sale.

A door leads to the **ensuite shower room** - fitted with a white suite of low-level WC and bracket wash basin with tiled splashback. The splash-boarded shower cubicle has a glazed door, and a chrome thermostatic shower mixer unit (installed around the turn of 2026) with handset and wall rail. There is a shaver socket, extractor fan, radiator, side window, mirror fronted cabinet and small free standing drawer unit.





The **second bedroom** is at the rear of the house and a double room with a light, airy feel having a rear south-west facing window overlooking the main garden. This room has a long range of built-in wardrobes fitted with clothes rails, shelving and store cupboards over. There is a ceiling light and radiator.

The **third bedroom** is also an excellent size and will very comfortably take a double bed. A characterful room with deep part-sloping ceiling and dormer window to the front, there is a radiator and centre rose to the ceiling with 3-branch light.

At present this room provides storage for excess furniture and a number of these items could be included in a sale if of interest to a purchaser.



The **L-shaped bathroom** has a white suite with ceramic-tiled splashbacks extending to high level round the bath and these have only recently been re-tiled.

There is a panelled bath with shower fittings to the mixer tap, a pedestal wash basin and low-level dual-flush WC.

The side window has a ceramic-tiled sill and there is an extractor fan, a mirror fronted cabinet and grey oak herringbone style vinyl floor covering.



Outside

The main garden is positioned to the rear of the house with a south-west aspect, perfect for the sun during the day but with the advantage of pear and damson trees to the rear forming a shady seating spot for those overly warm summer days. A timber summer house is towards the rear and orientated for later sun.



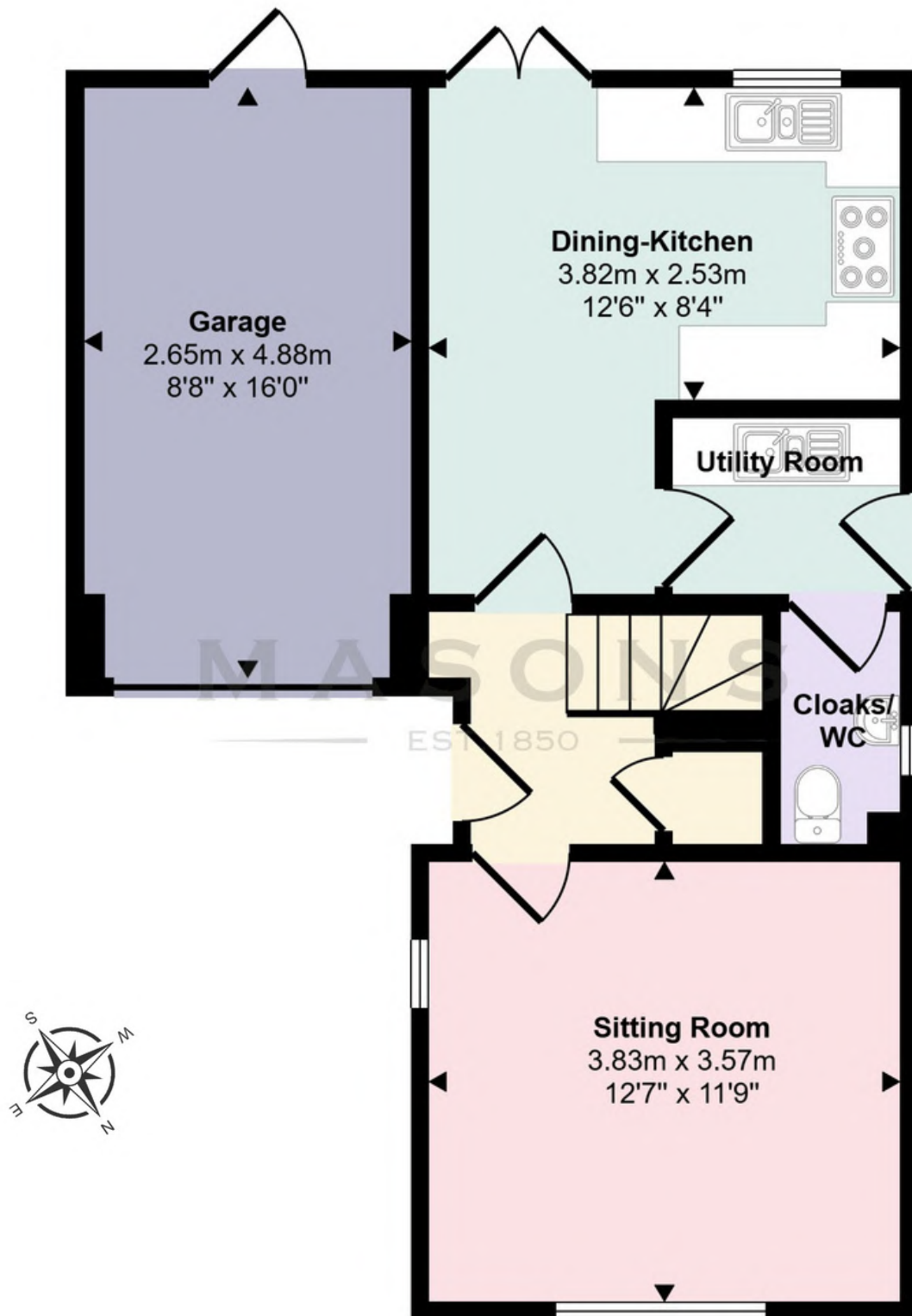


The rear garden is laid to lawn with borders for flowers, shrubs and vegetables, fully enclosed by fencing with a side access gate and pathway to the front garden. The flagstone patio is ideal for garden furniture and alfresco dining with access by a recently fitted white uPVC pedestrian door on the rear elevation into the garage. A gravelled area with rockery is adjacent for pots and tubs or additional seating. There is an outside tap.

The side pathway has external gas and electricity meter cabinets and leads to the front garden, again lawned with hedges surrounding and pathway across to the drive.

The **integral garage** has an up-and-over front door, a strip light, power points and the wall mounted Worcester combination gas central heating boiler. The driveway leading to the garage provides parking space by the front garden and side wall of the house.



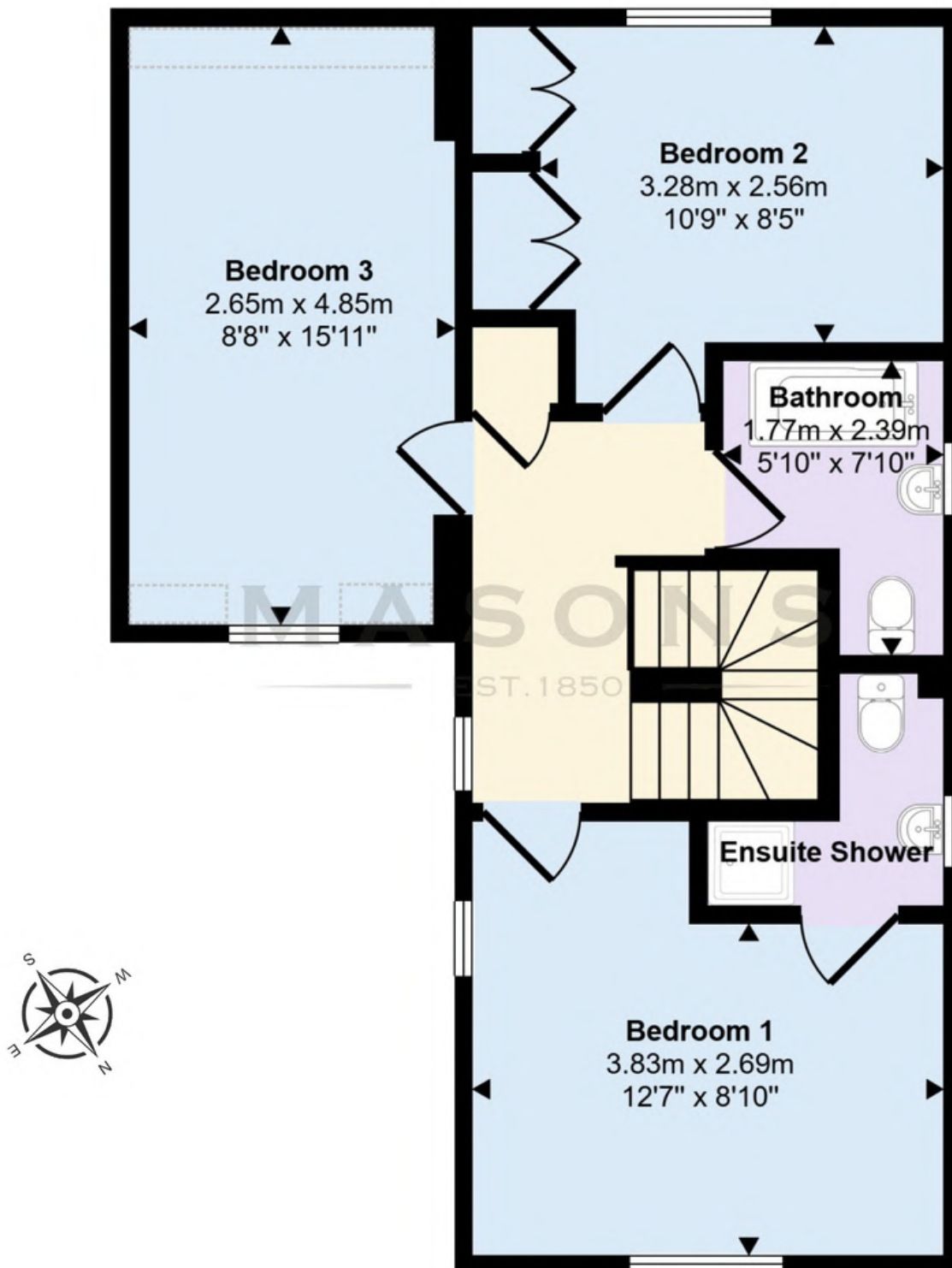


Ground Floor
Approx 51 sq m / 549 sq ft

 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.



First Floor

Approx 52 sq m / 556 sq ft

 Denotes head height below 1.5m

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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		82 B
69-80	C	69 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 D

Services Connected

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

Tenure

Freehold

Location

What3words: ///hoaxes.differ.activism

Directions

From St James' church in the centre of Louth travel south on Ugate and at the traffic lights turn left along Newmarket. Proceed for some distance passing the Brown Cow Inn on the left and then after the right bend pass the White Horse on the right. Follow the road round the left bend along Legbourne Road and turn first left along Eresbie Road. Continue and turn right after number 22 along the block paved driveway and number 24 is then on the right.

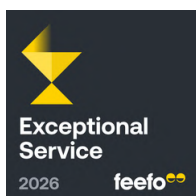
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