



12 St Marys Park

Louth

M A S O N S
— SINCE 1850 —

12 St Marys Park

Louth, LN11 0EF



Superb Refurbished family home

Large corner plot with elevated views and
wraparound gardens

Three reception areas including lounge with
dual aspect and fireplace

Open-plan kitchen diner with bi-fold doors
to the patio

Generous rear garden with greenhouse,
vegetable plots and multiple seating areas

Attached garage and ample driveway parking

Set on a generous corner plot in one of Louth's most desirable residential locations, 12 St. Mary's Park offers space, light, and a wonderfully private garden oasis—all just a short walk from the town centre. With four double bedrooms, three reception areas and a well-appointed kitchen diner, this modern family home is designed for comfort, flexibility and ease of living, both inside and out. The property has also benefited from a scheme of refurbishment, including new flooring downstairs, new internal doors, new patio doors, a new bathroom, new garage doors and redecoration throughout.

Tucked into a peaceful cul-de-sac within the prestigious St. Mary's Park development, the property enjoys an elevated position that opens out to a wraparound lawn, mature hedging and an expansive rear garden—complete with a south-westerly outlook and views down toward Louth and the spire of St James' Church.

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Inside, a glazed entrance porch leads into a spacious hallway with useful understairs storage and new Camaro LVT flooring. The ground floor is designed to flow naturally between reception spaces. To the front, a generous lounge features a wide picture window and new patio doors, allowing light to pour in from two sides. A gas fireplace with marble hearth and timber surround adds a traditional focal point.

To the rear, the kitchen diner is beautifully appointed with granite worktops, Belfast sink, integrated appliances and oak cabinetry. The space opens into a dining or sitting area with bi-fold doors onto the patio, creating an ideal indoor-outdoor flow. A separate utility room houses space for laundry appliances, boiler and a rear door to the garden, while a dedicated dining room (or ground floor fifth bedroom) offers further flexibility.

First Floor

Upstairs, the landing connects to four large double bedrooms, including a principal suite with views over the garden and a tiled en suite shower room. The family bathroom features a three-piece suite with shower over bath, panelled walls and a heated towel rail.

The home benefits from uPVC double glazing, a regularly serviced Vaillant gas boiler and a hot water cylinder on the first floor.









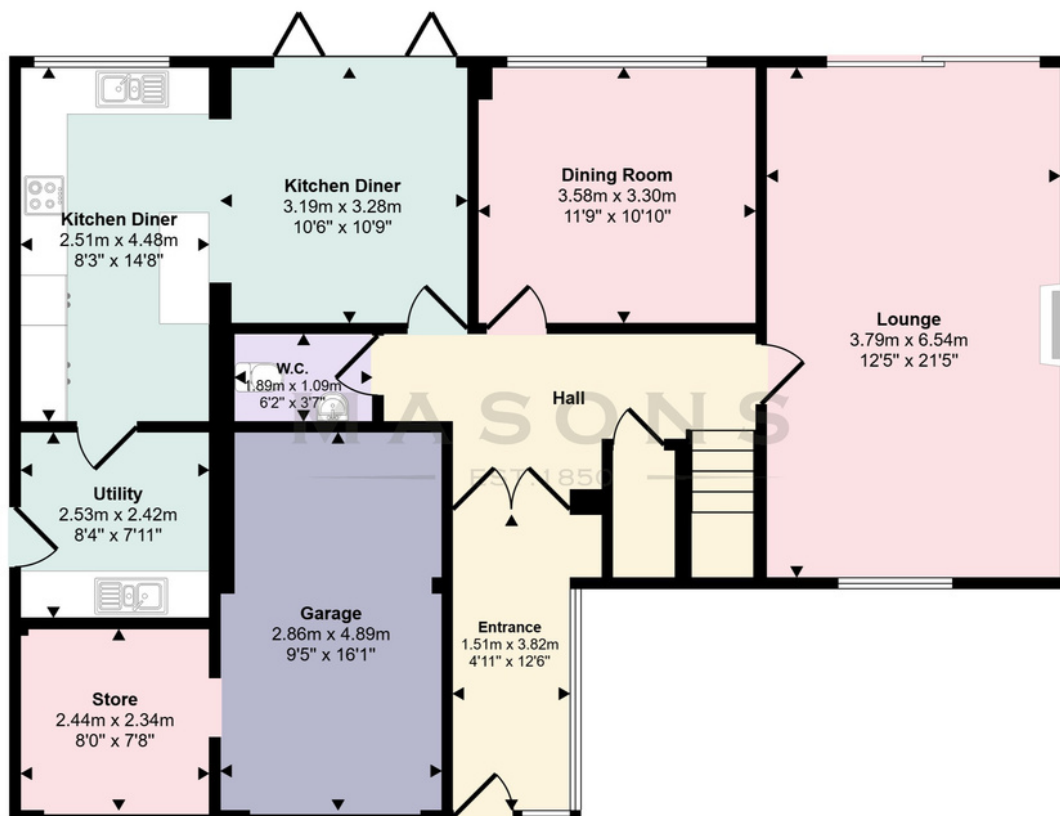


Outside

Outside, the rear garden is a standout feature: wide, private and gently sloping, it is mainly laid to lawn with mature planting, ornamental hedging and a large paved patio ideal for entertaining. A raised vegetable plot, greenhouse and fruit trees offer space for growing, while further patio areas to the side provide multiple sunny spots throughout the day. A side gate connects to the wide tarmac driveway and front garden, which is also beautifully planted and well-screened.

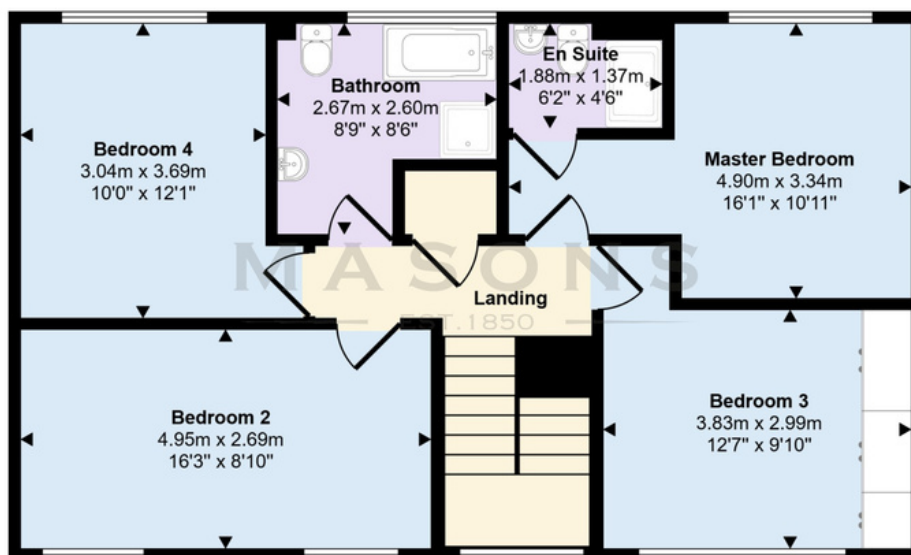
The attached garage includes power and lighting and is partially divided with a secondary store room, providing scope for conversion or additional workshop space if desired.





Ground Floor

Approx 110 sq m / 1182 sq ft



First Floor

Approx 71 sq m / 763 sq ft

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.

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, 27 miles away, and Grimsby, just 15 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From St. James' Church travel north along Bridge Street into Grimsby Road and take the first left into St. Mary's Lane. Follow the road to the top of the rise and turn right into St. Mary's Park. Bear right where the road branches and continue to the left-hand bend—No. 12 is on the right-hand side.

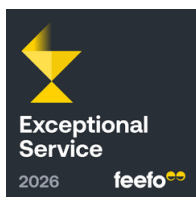
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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