



34 St. Mary's Lane
Louth LN11 0DT

M A S O N S
— EST. 1850 —

34 St. Mary's Lane. Louth, Lincolnshire LN11 0DT

An impressive and substantial semi-detached villa dating back to the early 1900's and located in a sought-after residential area on the west side of Louth with deep front and rear gardens and a detached double garage. 4 double bedrooms, bathroom, two shower rooms, 3 reception rooms, garden room, cloakroom/WC, spacious dining-kitchen, elegant hallway and gallery landing above.

01507 350500



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Directions

From St. James' Church in the centre of Louth proceed north along Bridge Street into Grimsby Road and after a very short distance bear left along St. Mary's Lane. Continue until number 34 is found on the right side standing well back from, and in a slightly elevated position above the road.

The Property

Believed to have been constructed around 1913 and very much in the style of a typical Edwardian villa, this substantial semi-detached family house has rendered principal walls beneath pitched timber roof structures which are now covered in concrete tiles.

The property has a combination of single-glazed, double-glazed, and secondary glazing, the latter creating triple glazing in the case of some windows and the former retaining the original casements and scroll handles. Heating is by a modern gas central heating system with condensing boiler and the house has a security alarm system. The detached garage positioned at the rear has been constructed to complement the style of the house, with rendered brick walls beneath a high, pitched timber roof structure covered in clay pan tiles.

This property provides elegant and beautifully proportioned accommodation with a splendid entrance hall and gallery landing typical of the era and a versatile room layout. Until recently, the first floor included five bedrooms, but the present owner has tastefully converted the smallest fifth bedroom into a stylish, contemporary ensuite dressing room to the master bedroom in addition to the ensuite shower room. There is a first-floor family bathroom and a smaller separate shower room accessed from the rear landing. The two main reception rooms are positioned at the front of the house, each with feature bay window and there is a third, cosy reception room to the rear and a garden room, in addition to a spacious modern dining kitchen.

The property stands on a generous size plot with a driveway providing ample parking space to the front of the house before continuing past the side of the property to the garage which also has a parking forecourt.

Viewing

Strictly by prior appointment through the selling agent.

Location

Louth is a popular market town with three busy markets each week, many individual shops, cafes, bars and restaurants together with highly regarded primary, secondary and grammar schools/academies. 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.

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, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

The property is in Council Tax band F.



This archive photo discovered by the vendor will be left at the property for the purchaser/s

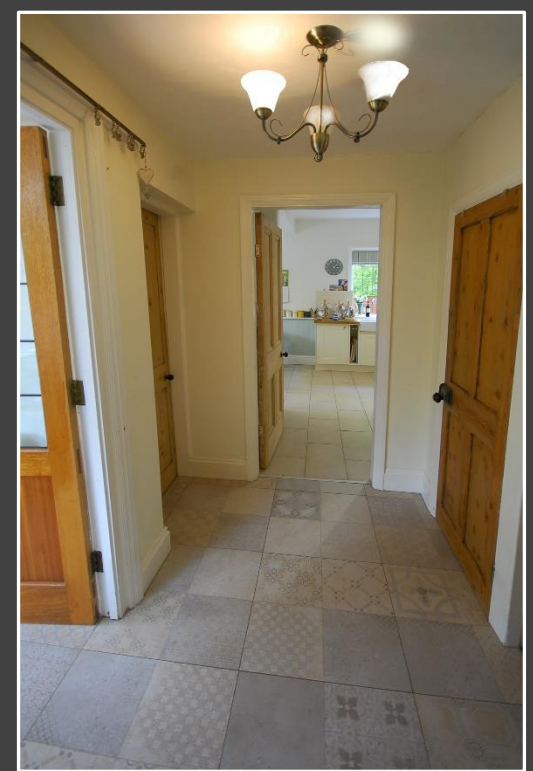
Photo Schedule

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Accommodation

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

Ground Floor

Glazed double doors open into a glazed **Entrance Porch** with feature tiled floor and step up to the wide stripped pine, part-glazed front door featuring coloured, leaded panes and set in a complementary glazed surround to the:

Entrance Hall

A superbly proportioned reception area with a tessellated black and white floor having ornate patterned border and wide staircase with pillared balustrade and shaped handrail from a tall newel post to the first floor.

Radiator, digital central heating controller and smoke alarm. Stripped pine four and six -panel doors set into wide painted architrave frames leading off. White painted moulded panelling to the underside of the staircase.

Rear Hallway

With a decorative tiled floor extending beyond into the garden room through a hardwood part-glazed door with square leaded panes. A pine four-panel door opens into the good size understairs store cupboard and there are stripped pine four-panel doors to the kitchen, snug and:

Cloakroom/WC

White suite of low-level, dual-flush WC and vanity wash basin set into a wide base unit with painted dado panelling and Metro-style pale grey ceramic-tiled

surfaces and splashbacks. Radiator, internal window to the garden room adjacent and wooden laminated floor covering.

Sitting Room

An attractive reception room with a cast iron stove set into an ornately framed and pillared painted surround with blue ceramic-tiled hearth and mantel shelf over. Two radiators, moulded picture rail and coved ceiling. Large walk-in square bay window to the front elevation presenting views across St. Mary's Lane to the mature tree-lined gardens beyond.

Dining Room

A spacious room ideal for entertaining with a walk-in front bay window, stripped pine floorboards, moulded picture rail, two radiators and coved ceiling. There is a tall pine and walnut fire surround with shaped shelf, high mantel and oval bevelled mirror inset, around the composite marble fireplace and hearth with flame-effect gas fire.

Built-in dresser to each side of the chimney breast with display shelves over base double cupboards and moulded pelmet rail extending to form the picture rail.

Snug

A cosy room at the rear of the property with a tall cast iron Art Nouveau style fireplace with wide, shaped mantel shelf, open grate and blue ceramic-tiled hearth. Oak flooring, moulded dado rail, radiator and hardwood French doors with glazed side panels opening into the garden room and presenting views towards the rear garden beyond. Moulded dado rail, smoke alarm and shelving to one side of the chimney breast, together with a shaped alcove to the opposite side.

Garden Room

A bright and airy room with high sloping ceiling having a double-glazed Velux skylight window, full-width rear windows and French doors onto the patio and rear garden; two wall lights and a radiator.

Dining Kitchen

A spacious light and airy room fitted with a range of units finished in cream with metal handles and having hardwood block work surfaces and cream bevelled Metro-style ceramic-tiled splashbacks. There are base cupboards, drawer unit with deep pan drawers, tall wall cupboard units with pelmet lighting beneath and a twin Belfast-style sink with tall chrome mixer tap and filter.

Space with plumbing for dishwasher and space for a tall fridge freezer. Rangemaster dual fuel five ring cooker with gas hob, two electric ovens, grill and a contemporary black glass angled Neff cooker hood above. Ceramic-tiled floor, two radiators, pendant and spotlight fittings on dimmer switches, side and rear leaded windows in framed reveals with fitted blinds. Tall cupboard with double doors housing the Ideal gas central heating boiler and storage space beneath. Moulded dado rail and panelling to side plinth. Clothes hanging recess and four-panel door at the rear into the:

Utility Cupboard

With space and plumbing to stack a washing machine and dryer. Ceiling light and small double-glazed leaded rear window.

First Floor**Spacious Landing**

On split levels with pillared balustrade and oak handrail extending to form a gallery around the stairwell.

Attractive shaped bay window to the rear lower landing presenting fine views across the rear garden.

Master Bedroom (front)

A spacious double bedroom which is light and airy having a large window with plantation shutters to the front elevation – this presenting a fine view across St. Mary's Lane and beyond. Excellent built-in single and double wardrobes with a pale grey finish and fitted with clothes rails and shelving. Radiator, moulded picture rail and angled four-panel door to the:

En Suite Shower Room

White suite of low-level WC and Period-style Burlington wash hand basin with chrome taps; large glazed and ceramic-tiled shower cubicle with curved glazed door, screens and a thermostatic digital shower unit with handset on rail and drench head above. Small high-level side window, part-tiled walls in feature turquoise Metro-style, decorative ceramic-tiled floor and wall mirror with light over. Chrome ladder-style radiator/towel rail and extractor fan.

Ensuite Dressing Room

Formerly a fifth single bedroom, now fitted with modern open fronted units providing clothes hanging enclosures with rails and a range of drawer units beneath. Old fashioned radiator, front window with roller blind, and doors from the upper landing and master bedroom.

Bedroom 2 (front)

A large double bedroom with wide front window having plantation shutters fitted and enjoying views as from the master bedroom. Art Nouveau style cast iron fire surround with shelving to one side, whilst on the opposite side there is a built-in wardrobe with stripped

pine moulded double doors set into a white surround. Radiator and moulded picture rail.

Bedroom 3 (side)

Accessed from the lower side landing, this double bedroom is an excellent size and has a cast iron feature fire surround, pine floorboards, radiator and window to the side elevation. Part-panelled doors in pale green open into a built-in wardrobe with clothes rail and shelving and a matching double shelved cupboard, positioned to each side of the chimney breast. Moulded picture rail and radiator.

Bedroom 4 (rear)

A further double bedroom with window on the rear elevation providing views across the main garden. Art Nouveau style fire surround, radiator and tall ceiling.

Shower Room

With a white suite of wide shower cubicle with white Metro-style tiled and glazed surround, impressive shower mixer unit with handset on rail and large circular drench head; white vanity wash basin with matching tiled splashback and double cupboard beneath. Ceiling downlighter spotlights, extractor fan, chrome ladder-style radiator/towel rail and decorative ceramic tiled floor. Side window with Venetian blind.

Family Bathroom

L-shaped with a white suite comprising low-level, dual-flush WC, pedestal wash hand basin and bath with shower mixer tap set into a painted wood-panelled surround and moulded upper rail. Built-in linen cupboard with shelving, two windows to the rear elevation and chrome ladder-style radiator/towel rail. Oak-effect floor covering, painted dado panelling and coat hooks to wall plaque.

Detached Double Garage

With a panelled metal up and over door some 4m wide, strip lights, power points and a large metal RSJ across the piers in the centre providing an ideal support for lifting equipment if required. Side four-panel pedestrian door with arched glazed fanlight, rear single-glazed window, wall shelves and metal drop-down ladder to the useful floorboarded loft above which has a window to the gable and a strip light.

Outside

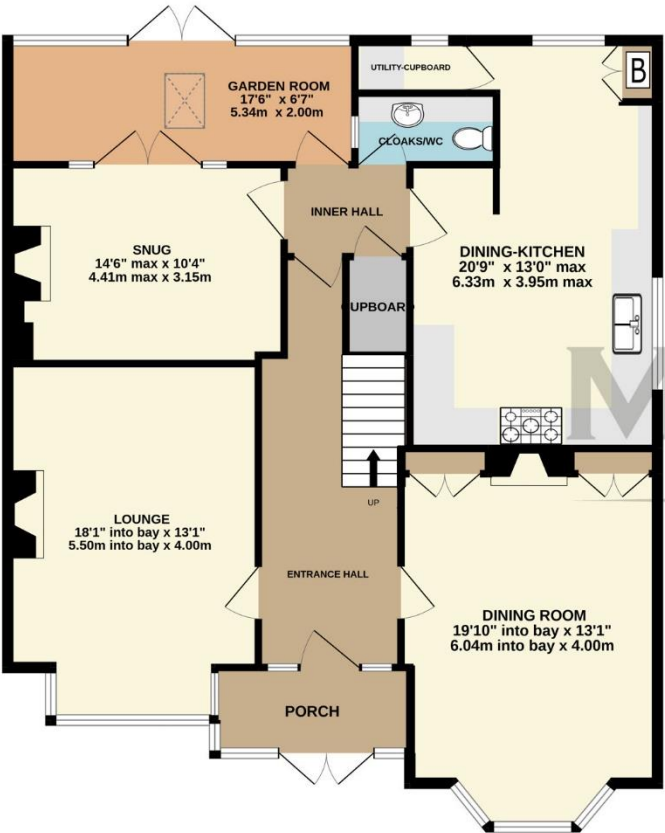
The house stands above and well back from St. Mary's Lane with a long driveway leading past the house to the garage and a spacious parking and turning area at the very front of the plot, behind a fence with spring bulbs to the verge. From here a lined gravelled pathway leads through a lawn with borders to a flight of walled steps with pillars leading through a banked shrubbery bed to the front porch. There are many spring bulbs, shrubs and bushes with a raised seating area by the entrance.

The main garden is at the rear and an excellent size with a gently sloping lawn with flower borders enclosed by fencing, trelliswork and hedges. The garden room French doors open onto a patio incorporating a feature, circular flagstone, cobbled and tiled dining area with an established palm tree adjacent.

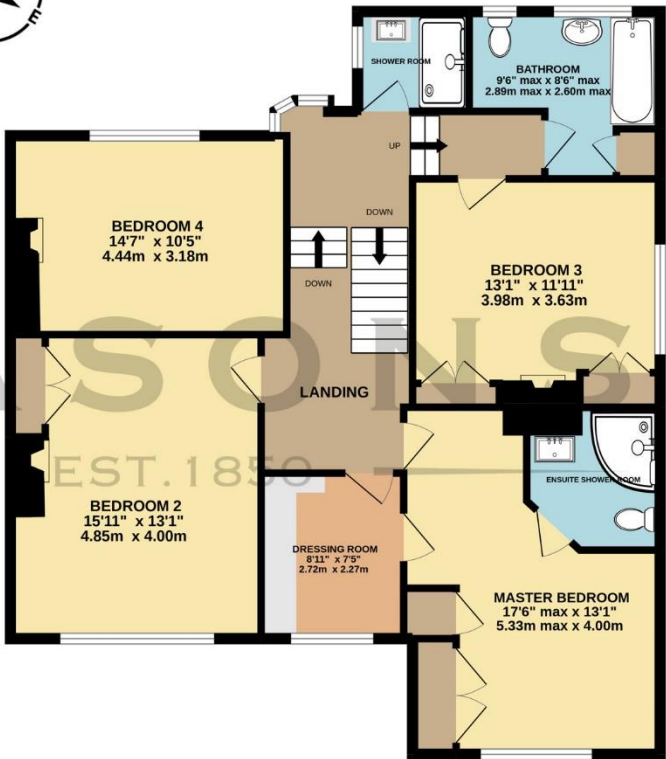
There are further patios to the side with pergola and at the rear of the garage for different times of day. The gardens are well planted with ornamental trees, shrubs and bushes whilst to the rear, steps lead up to the striking, blue **Summer House** with balcony and balustrade, and to the corner is a timber **Garden Shed**. Ample outside wall and floodlights, outside tap and external gas and electricity meter cabinets.

Floorplans and EPC Graph (The full EPC can be emailed as a PDF on request)

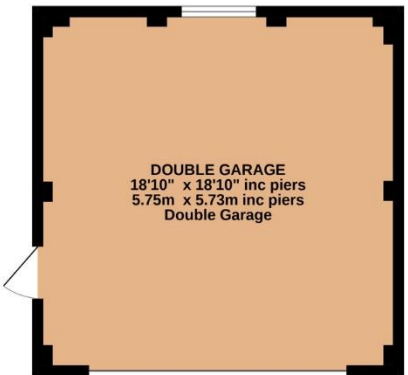
GROUND FLOOR
1250 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

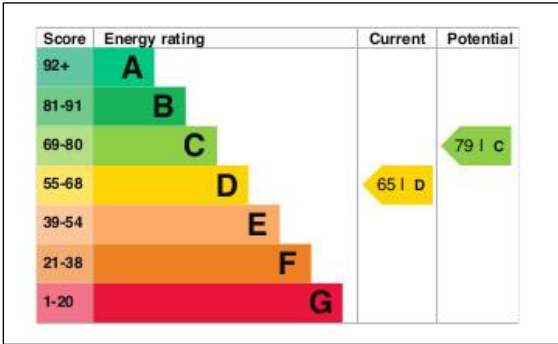


GARAGE
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 2307sq.ft. (214.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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