

117 Newmarket

Louth

MASONS

SINCE 1850

117 Newmarket

Louth, LN11 9EG



Charming Two-Bedroom Mid-Terraced House

Convenient Town Centre Location

Walking Distance to Shops and Amenities

Spacious Lounge with Feature Fireplace

Generous Kitchen Diner

Two Double Bedrooms, One with En-Suite

Recently Installed Gas Central Heating Boiler

Enclosed Rear Courtyard with Brick-Built Store

A well-presented and charming two-bedroom mid-terraced house, conveniently situated within easy walking distance of Louth town centre and a wide range of everyday amenities. The property enjoys an excellent position close to a supermarket, fish and chip shop, pharmacy and doctor's surgery, with the main shopping areas just a five-minute walk away. Offering well-proportioned accommodation, the property briefly comprises a spacious lounge, generous kitchen diner, two double bedrooms, one with an en-suite shower room, and a ground floor bathroom. Further benefits include a useful rear utility room, small front garden, enclosed rear courtyard with brick-built store, gas central heating with a recently installed boiler and on-street parking available directly outside.

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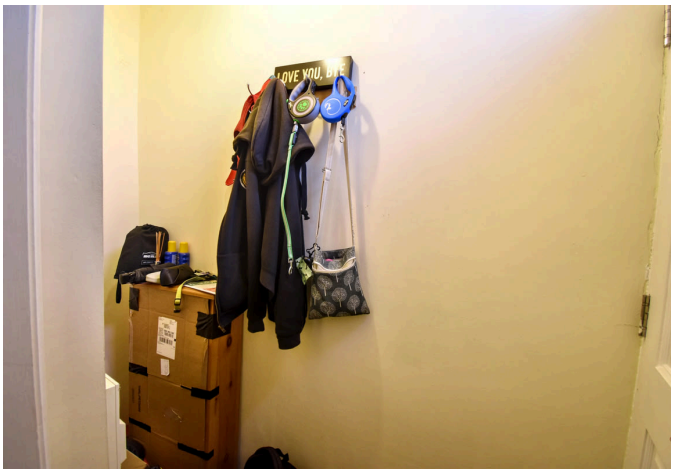
Ground Floor

The property is entered via a timber front door into a useful entrance porch, providing convenient space for coats and shoes and housing the consumer unit. A further door leads into the spacious lounge, featuring an attractive fireplace and a window to the front aspect, allowing plenty of natural light.

Beyond the lounge is a generously proportioned kitchen diner, fitted with a good range of Shaker-style wall and base units, complemented by laminated worktops and tiled splashbacks. There is space for a freestanding cooker with extractor above, ample room for a dining table and a useful understairs storage cupboard. Stairs lead to the first floor.

To the rear, the utility room houses the recently installed gas-fired central heating boiler and provides space and plumbing for a washing machine, together with access to the rear courtyard. Adjoining this is the ground floor bathroom, fitted with a WC, wash hand basin and bath with shower attachment, complemented by a frosted window to the side aspect.





















First Floor

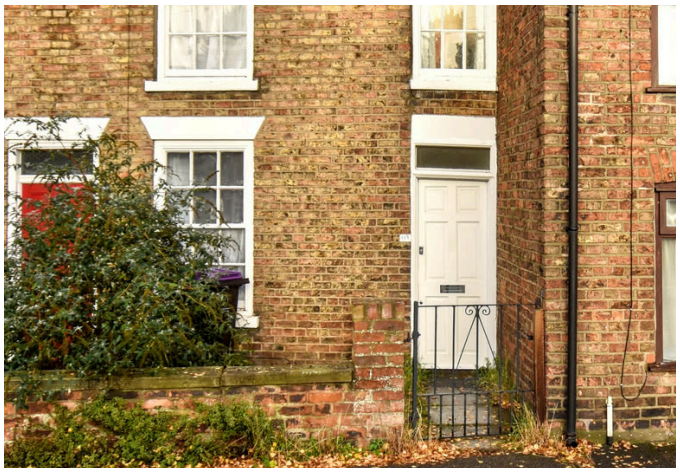
The first-floor landing provides access to two double bedrooms. Positioned to the rear is the generously sized principal bedroom, benefiting from its own en-suite shower room fitted with a shower, WC and wash hand basin.

To the front is a further well-proportioned double bedroom, featuring a large front-facing window and the added benefit of a separate dressing area with an additional window to the front aspect.



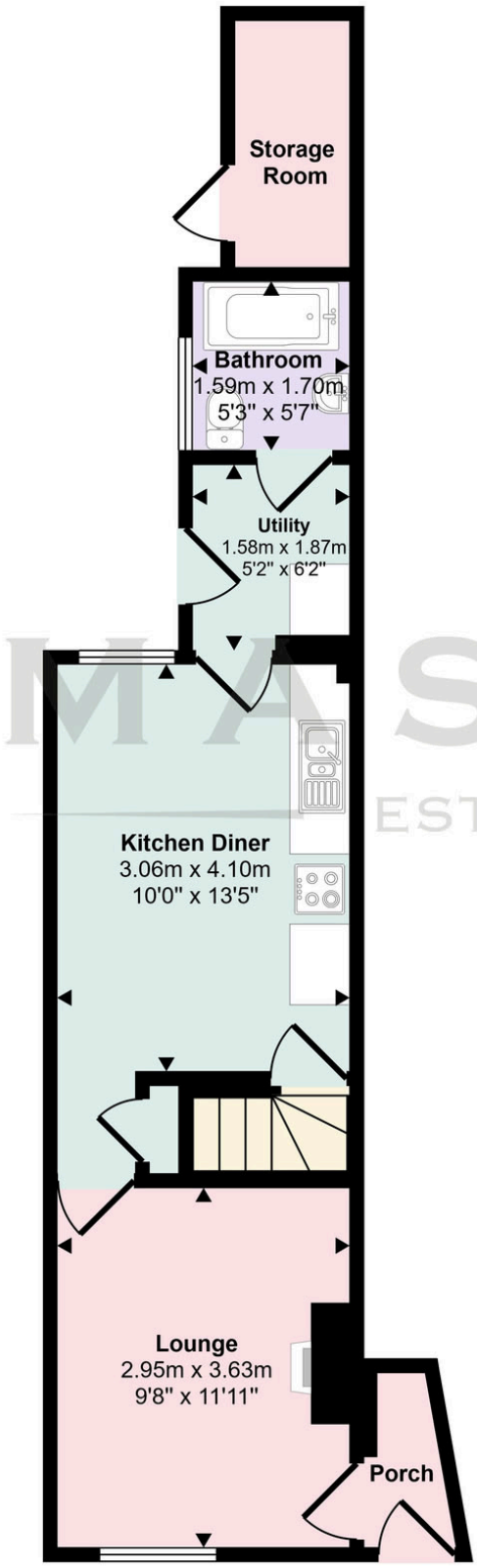
Outside

To the front is a small garden with gated access, providing an attractive approach to the property. To the rear is an enclosed courtyard with fenced boundaries, offering a low-maintenance outdoor space and incorporating a useful brick-built garden store. There is also gated access onto a rear passage. On-street parking is available directly outside the property.







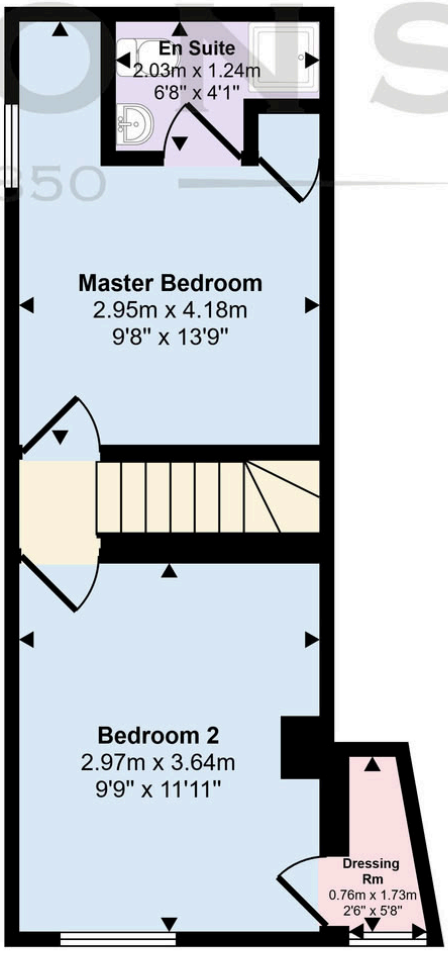


Ground Floor

Approx 37 sq m / 401 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.



First Floor

Approx 28 sq m / 302 sq ft

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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

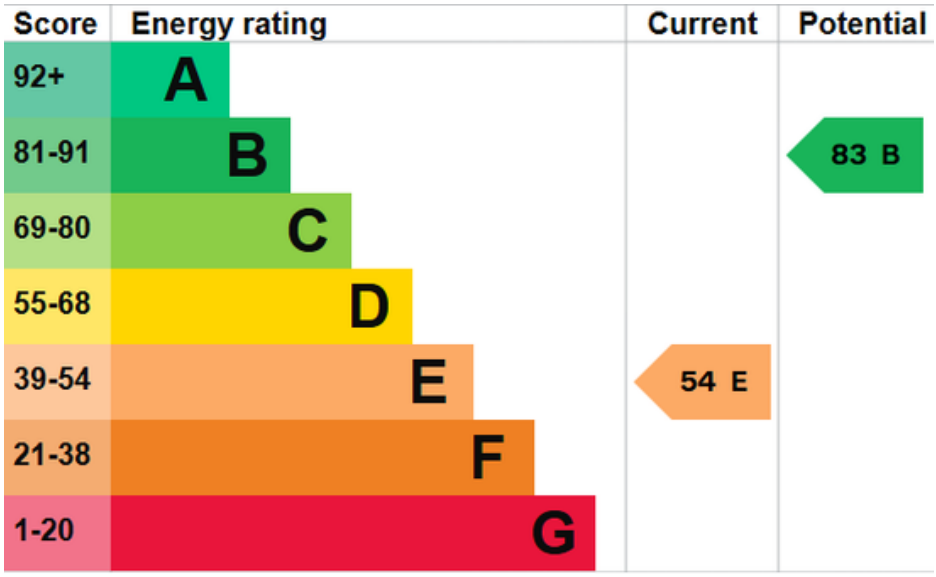


Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer 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.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

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: ///confetti.surviving.shears

Directions

Travel south on Upgate away from St. James' Church and continue to the traffic lights. Turn left here and continue along Newmarket until the property is found on the left 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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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