

43 Leakes Row

Louth

MASONS

SINCE 1850

43
Leakes Row

Louth
Lincolnshire LN11 0JZ



Attractive end-terraced cottage

Owned driveway adjacent

Detached garage with workshop area

Modern dining-kitchen

Cosy sitting room with gas fire in surround

Spacious main double bedroom

Second single bedroom

First floor bathroom with new tiling

Renewed ground floor LVT flooring

At the end of a tree-line no-through lane

Gas central heating system

Upvc double-glazing

An attractive and greatly improved end-terraced cottage with the valuable benefit of a car parking space and long, detached garage with workshop area, together with an enclosed, sunny rear garden. Characterful accommodation including a modern dining kitchen with built-in oven, hob and hood, cosy sitting room with fireplace and gas fire, first floor landing, modern bathroom, spacious main double bedroom and second single bedroom. Gas central heating system and uPVC double-glazed windows.

The property is positioned close to the end of a no through private lane which is unadopted.

The Property

The cottage is thought to date back to the 1890's and has attractive brick-faced principal walls following removal of previous rendering, beneath a pitched timber roof structure covered in concrete tiles. The uPVC double glazed windows were installed around 2015, and heating is by a gas central heating system.

The boiler was installed around 2016 and is serviced annually. The present owner has made further improvements recently to include new LVT flooring on the ground floor, a new door between the two ground floor rooms, new modern tiling in the bathroom and redecoration. Externally an owned driveway for parking and turning at the end of the lane is a valuable benefit, and has a ground security pole. The drive gives access to a longer than average garage with a workshop area at the rear.

The property has a secure enclosed garden at the rear which is well-orientated to enjoy the sun especially during the afternoon and evening. To the rear of the garage there is a timber garden shed. This is an individual home - full of character with a distinct personality. The Aldi supermarket and late opening Co-op are just a few moments walk away.

Accommodation

Ground Floor

The **sitting room** is a cosy room with a pillared fire surround painted grey and an inset, flame-effect gas fire with composite marble hearth. The floor has a modern, grey oak-style LVT covering and there is a window on the front elevation, a double radiator, TV aerial socket and LED spotlights to two ceiling fittings.



A Salus digital controller operates the central heating system and can be controlled by mobile app. Beneath this, there is a base cupboard containing the electricity consumer unit with MCBs, electricity meter and a further base double cupboard by the fireplace contains the gas meter – both are smart meters. A part-glazed door painted white with decorative panes opens into the dining kitchen.



The **dining kitchen** is fitted with a modern range of units, having light green facings and metal handles, to include base cupboards and drawers, wall cupboards, roll-edge, granite-effect work surfaces and Metro-style ceramic tile splash-backs.

There is a stainless steel, one and a half bowl sink unit with lever mixer tap, a recess with plumbing for washing machine and a further recess for under-counter refrigerator.





The wall-mounted Worcester gas-fired combination central heating boiler is located in the kitchen and there is a rear window providing views across the garden. A part-glazed, white uPVC (double-glazed) door opens to outside.

The staircase leads off the dining kitchen via quarter landings to the first floor and has a white, pillared balustrade, panelled beneath with understairs store cupboard and drawers, all painted white.

The grey, oak-effect LVT floor covering extends through into the dining kitchen from the sitting room and there is a double radiator and a roller blind to the rear window.







First Floor

The staircase leads up from the kitchen to a **landing** which has a trap access to the roof void, a smoke alarm and four LED spotlights to a ceiling fitting. Doors lead off to the bedrooms and bathroom. The floor is in elm pine effect and contnues into the **main bedro**om, positioned at the front of the cottage and an excellent size, with a clothes-hanging recess fitted with clothes rail and shelf over. There is a radiator and window on the front elevation.





The **second bedroom** is a media and hobby rom for the present owner but is otherwise a single bedroom and has double doors to a recessed wardrobe with clothes rail and a raised lower shelf. There is a radiator, laminated floor covering and rear window.



The **bathroom** is L-shaped and has a modern, white suite comprising a low-level, WC, pedestal wash hand basin with mixer tap and splash-back, and a panelled bath set into the recess with newly-tiled, high-gloss splash-back surround and side panel. There are shower fittings to the bath mixer tap.



Heating is by a radiator and there are three LED ceiling downlighters, a small window and tile-effect vinyl floor covering.



Outside

At the side of the house, there is a tarmac and concrete-paved driveway providing valuable **parking space** and giving access to the larger-than average, **detached concrete sectional garage**. The garage is accessed through an up-and-over door at the front or a ledged pedestrian door from the garden. Inside, there is a **workshop area** at the rear with bench, shelving and storage cupboard, a single-glazed window on the elevation facing the garden and strip lighting. Power points allow further appliances to be connected here if required.



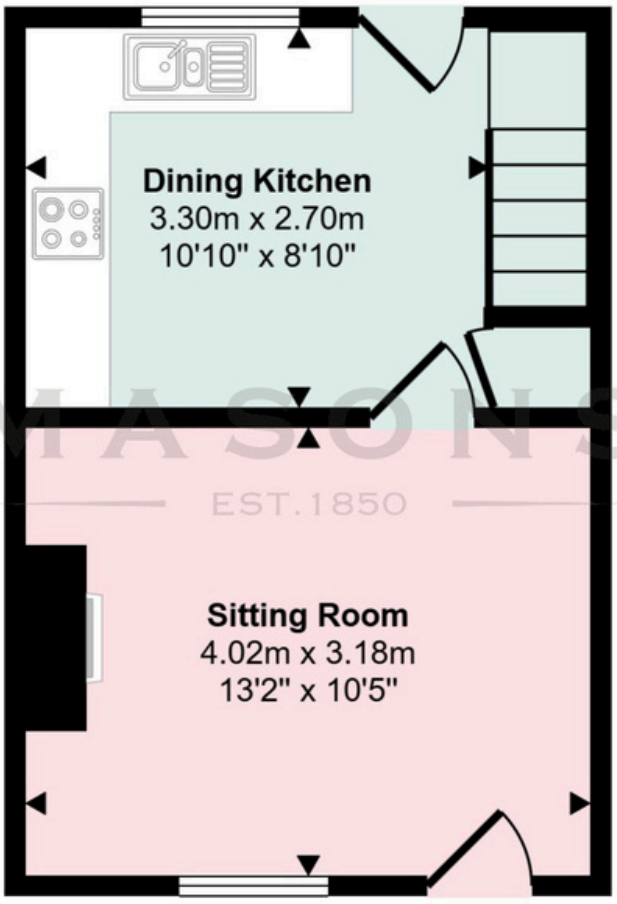
A grey, painted hand gate leads from the driveway into the rear garden, which is enclosed by timber fencing (newly fitted at the rear) and the garage, with a useful garden shed to the rear of the garage. The main area is laid to lawn with a slate bed at the rear for pot plants and tubs and a border along the side of the lawn with rose tree, shrubs and an established buddleia. There is a paved seating area immediately to the rear of the cottage with an outside water tap and a timber sleeper retains the lawn with a slate pathway and flagstone to the garage door. Over the rear door into the kitchen, there is a sensor floodlight and there is a further light over the garage door.



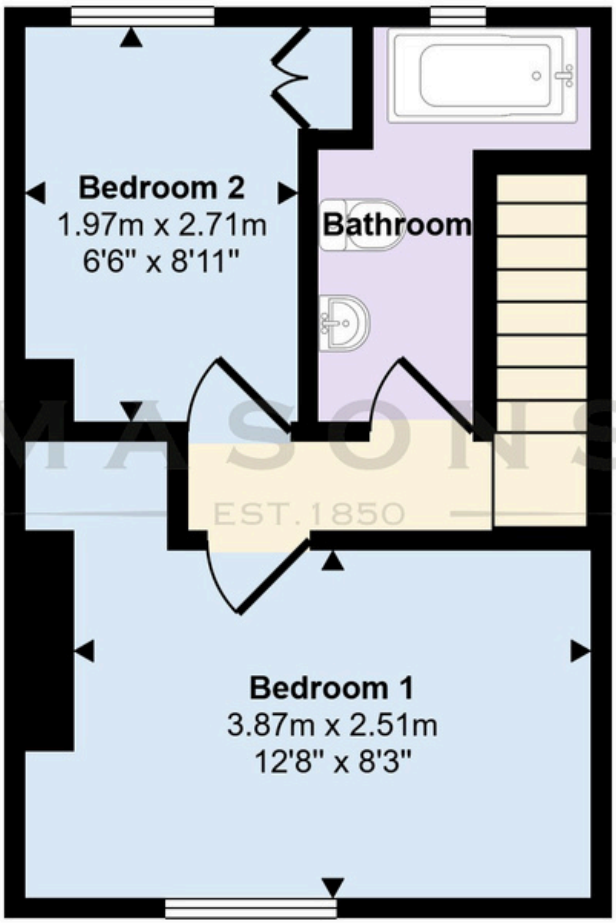
At the front of the cottage there is an outside lantern by the canopy porch and a border finished in slate chippings with a miniature fence, quarry-tiled approach to the front door and space for flower pots/tubs.





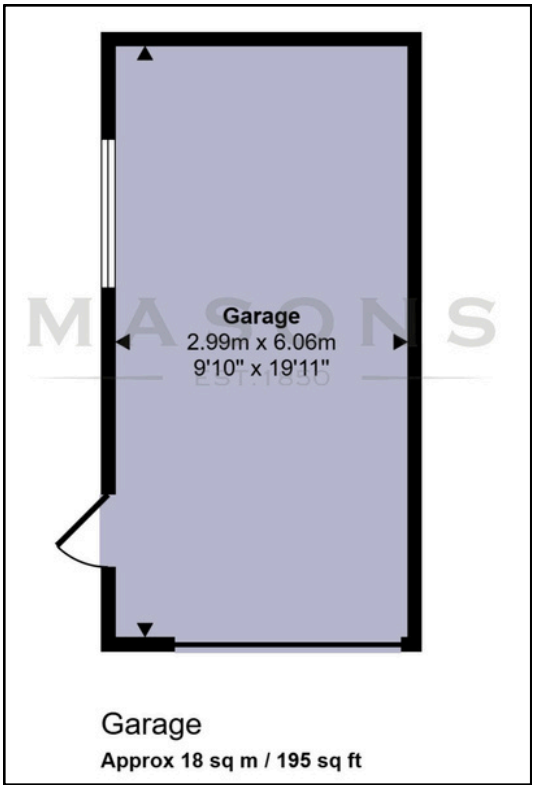






Ground Floor

Approx 24 sq m / 263 sq ft



Garage

Approx 18 sq m / 195 sq ft

First Floor

Approx 25 sq m / 273 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.

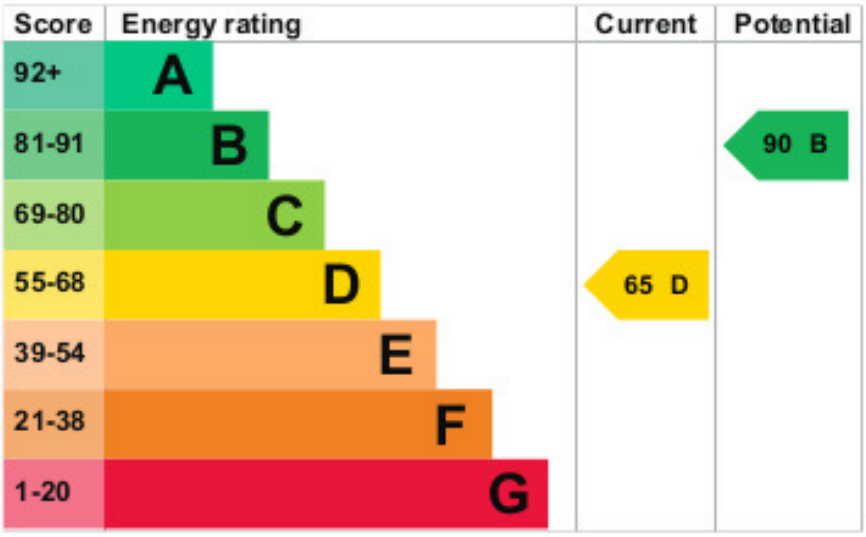


For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, 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, 26 miles away, and Grimsby, just 16 miles to the north.



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: ///extension.estate.tasty

Directions

Travel through the centre of Louth on the one way system and at the far side of town, continue to the second mini roundabout and take the first exit along Ramsgate. At the next mini roundabout, take the first exit and then follow the road past the Aldi store on the right to the next mini roundabout. Turn right here and Leakes Row is immediately on the left. Number 43 is the last, end-terraced cottage 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.

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SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500

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