



Family home with a beautiful garden and views

13 St. James View, Louth, Lincolnshire, LN11 9XY

Freehold

savills

Entrance hall • Sitting room • Dining room • Kitchen
Breakfast room • Study • Garden Room • Four bedrooms
(1 en suite) • Family bathroom • Garage • Garden
Far reaching views • EPC rating D

Situation

13 St. James View is under a mile from Louth Town centre. Louth is known as the capital of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. This charming period market town offers a full range of facilities including shops, restaurants and a choice of schools including the highly regarded King Edward VI Grammar School which lies under a mile away, all set amid rolling hills. There are two golf clubs nearby, Kenwick Park and Louth Golf club. The town is approximately 12 miles from the Lincolnshire coast with nature reserves.

Description

13 St. James View is a four bedroom family house laid out over two floors on a established development within a quiet cul de sac in this sought after market town. The property enjoys an elevated position with far reaching views across Louth and the Wolds. This house has not been on the market for twenty five years and has been extended and maintained throughout.

In more detail the accommodation comprises; entrance hall with WC, cloak room and study. The double aspect sitting room has a fireplace and opens through to the double aspect dining room with double doors to the garden. The kitchen which has

a good range of fitted wall and base units with wooden worktops and an archway through to the breakfast room which in turn has an archway to the utility room. The utility room also has a good range of fitted wall and base units and a back door to the garden.

The first floor has an impressive principle bedroom with a dressing area and en suite shower room, three further bedrooms and a family bathroom.

Outside the property is approached via a block paved driveway which leads to the garage with off street parking. There is a pathway to the front door and a manicured front lawn. The private rear garden has been beautifully landscaped and is mostly laid to lawn with established flower beds, borders and a mature oak tree. To the rear of the garage there is a paved terrace and a garden room.

Photography

Taken August 2020

Services

Mains electricity, water, gas and drainage. Mains gas central heating.

Local Authority

East Lindsey

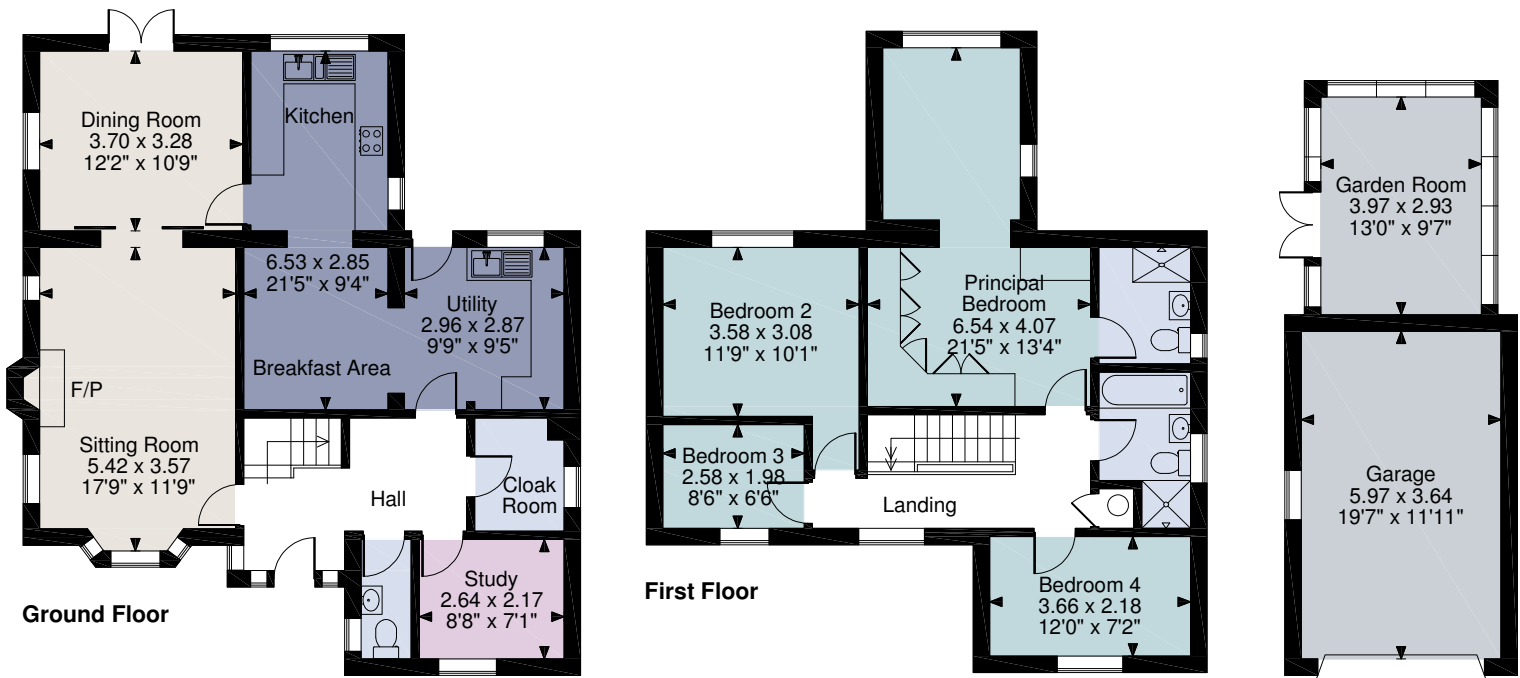
Viewings

Strictly by appointment with Savills



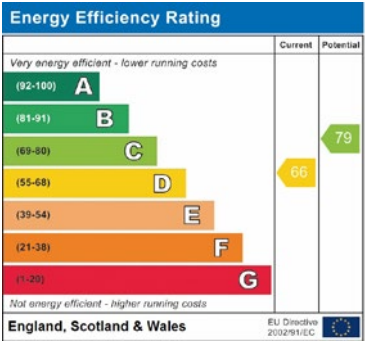


St. James View, Louth
Main House gross internal area = 1,587 sq ft / 147 sq m
Garage gross internal area = 234 sq ft / 22 sq m
Garden Room gross internal area = 125 sq ft / 12 sq m



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