

M A S O N S

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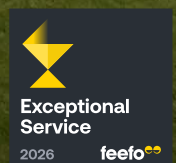
JULY | AUGUST 2026



"Excellent Masons.....brilliant!"

I have moved house eight times and I have had good agents and not so good agents and I can honestly say that Masons were the best by far. Right from the start when they valued our property to the sale and completion. The photographs were professionally done and stood out from the rest which is extremely important. Masons kept us informed all the way which helped to keep stress levels down. Well done, Masons."

Mr K Moss, December 2025 ★★★★★



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A SUMMER OF OPPORTUNITY...

As we move further into summer, we are seeing encouraging signs of renewed momentum across the Lincolnshire property market. Enquiry levels have increased, viewing activity is strong and more homeowners are taking the opportunity to bring their properties to market.

While buyers continue to take a considered approach, demand remains healthy for properties that are presented well and priced correctly from the outset. With more choice becoming available, realistic pricing and expert local advice remain as important as ever in achieving the best results.

Our Lettings & Property Management team have been supporting landlords through the first few months of the Renters' Rights Act. As the sector adjusts to the new requirements, we have welcomed a growing number of landlords choosing a fully managed service, valuing the guidance, expertise and peace of mind it provides.

What continues to drive activity across the county is Lincolnshire's enduring appeal. Whether buyers are looking for a home in one of our thriving market towns, a village property, a country home or an equestrian opportunity, the lifestyle, space and sense of community on offer continue to attract interest.

As always, our focus remains on providing honest advice and realistic guidance, helping clients navigate the market with confidence. If you are considering a move this summer, we would be delighted to have a conversation.

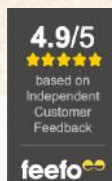
Simon Williams
Managing Director

Please call us on **01507 350500**

Option 1 for **Sales**
including 28-day Modern Property Auctions

Option 2 for **Lettings & Property Management**
taking on full compliance

Option 3 for **Masons Rural**
Land, Farms, Auctions



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SAM WILLIAMS

Senior Property Valuer | Associate

sam@masonsandpartners.co.uk

Sam is a senior sales valuer and lister, dealing with all types of property to town houses and rural homes with land. Sam is passionate about property and became an Associate in 2021 having joined us in 2018 following his MSc and working in a variety of agricultural service businesses in Lincolnshire. Sam also leads on new build sales for Cyden Homes.



VIOLET WOODS

Sales Team Manager | Associate

violet@masonsandpartners.co.uk

Violet is responsible operationally for the day-to-day of our Sales Team and our client experience. She is highly regarded for her exceptional communication skills with all parties from acceptance to completion and is the primary point of contact to ensure clients are fully informed and up to date. A member of the National Association of Estate Agents, Violet is just one exam away from her Level 4 Estate Agency Qualifications.



Meet the Sales Team



SIMON DEMERY

Senior Property Valuer | Associate

simon@masonsandpartners.co.uk

Simon is vastly experienced in property transactions. He knows Louth and the Lincolnshire Wolds' property market like the back of his hand and shares his decades of experience and local knowledge with the wider Sales Team. Having joined Masons in 2009 after twenty-one years with Halifax Property Services, "Mr. Louth" has a loyal following of vendors and buyers alike due to his attention to detail, personal service, fabulous presentation of properties, professionalism and integrity.



NATALIA SAXBY

Property Agent | Valuer

natalia@masonsandpartners.co.uk

Natalia joined the Sales Team in May 2025 with an MSc in Surveying & Real Estate. She specialises in residential sales, carrying out property valuations and conducting viewings across the area. With a particular interest in period properties and architectural heritage, Natalia combines professional expertise and local knowledge to help buyers and sellers navigate the property market with confidence.



BETHANY TRAVES

Buyer Liaison | Viewings Lead | Valuer

bethany@masonsandpartners.co.uk

Beth has gathered excellent local property knowledge and customer service skills having worked in the Sales Team since 2021 leading on buyer liaison and viewings. She is developing skills as a Valuer working alongside Simon and Sam to develop valuation expertise. She is a member of the National Association of Estate Agents and is currently finishing the exams for her Level 3 Estate Agency.



LEILA HALL

Senior Sales Negotiator

leila@masonsandpartners.co.uk

After joining Masons in 2022 with estate agency experience, Leila completed her apprenticeship and won the Commercial Services Champion at the Lincolnshire Apprentice Awards in 2023. She recently passed Level 4 to become fully qualified in sales management and is now a Fellow of the National Association of Estate Agents. Leila leads on sales negotiation, agreeing sales and seeing them through from offer acceptance to completion.



CLEMENTINE PARRY

Sales Team

clementine@masonsandpartners.co.uk

Clementine joined us in October 2024 as our 7th Customer Service Apprentice working in the Sales Team. Her duties include handling customer enquiries, meeting clients and booking viewings. Clemmie recently passed her apprenticeship with distinction and joined the Sales Team in a full-time role. Clemmie helps with preparing details for social media and creating content.



ROSIE CHETWYND-TALBOT

Senior Property Valuer | Consultant

rosie@masonsandpartners.co.uk

Rosie is our Equestrian specialist. With a degree in Property Agency and Marketing, Rosie spent the first part of her career in Central London selling Farms and Country Estates from the Head Office of an International Firm, then ran a Prime Central London Property Sales Office. She later returned to her beloved home county of Lincolnshire, working for Masons, alongside family life. She is a keen equestrian.

42c Westgate, Louth | £300,000

Offers Over



This hidden gem enjoys a prime address and a quiet mews setting, all just yards from the town centre and the scenic parks on the west side of Louth. The bespoke, split-level accommodation features an open plan sitting room, dining area and custom hand-crafted kitchen with appliances, one single and two double bedrooms and a contemporary bathroom with bath and shower cubicle. Bright, airy rooms with superb views including St. James' Church. A valuable garage and block-paved parking space at the rear, and a wonderful haven garden with oak veranda.



Fieldfare, Church Lane, South Elkington | £550,000



Unique detached contemporary country residence in prime peaceful Wolds village location with exceptional views over surrounding farm parkland. Superb detached double garage block with workshop (just completed). Large open-plan living/dining kitchen with modern units, appliances and 2 sets of panoramic French doors. Winter snug with stove, stunning master bedroom, 2 further double bedrooms (one on ground floor adjoining the bathroom) 1st floor modern shower room. Oil CH system, part underfloor, double glazing. NO CHAIN.

“Excellent estate agents, prompt and timely in their actions. Informative and a whole well rounded team of staff. I would highly recommend.”

feefo ★★★★★ Miss Jennifer Addison, October 2025

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1 Legbourne Rd, Louth | £375,000



A superbly presented, detached Period house, full of unique, individual character creating a lifestyle opportunity, combining original style with modern amenity. Four first floor bedrooms, en suite shower to bedroom one, exceptional modern bathroom with bath and shower, elegant hallway, stairs and landing. Open plan lounge and dining room, open plan living room and fitted breakfast kitchen with appliances. Gas central heating system, uPVC double-glazed windows, driveway, spacious off-road parking, garage and attractive lawned garden with patios and pergola.



14 Trinity Lane, Louth | £189,950



A surprisingly spacious Period townhouse in a quiet residential area of Louth with beautifully presented character accommodation including a re-fitted kitchen and bathroom, three well-proportioned first-floor bedrooms from a spacious landing with gallery round the stairwell, two attractive reception rooms and a charming, good-sized walled rear garden, well planted with patio areas, garden shed and summer house. (NB Boiler renewed since EPC)

48 Daisy Way, Louth | £265,000



Under Offer

Constructed in late 2021 by the highly regarded local developer Snape Properties, this exceptional new-build home offers contemporary living finished to an outstanding specification throughout, with over five years remaining on the building warranty. Immaculately presented, the property boasts spacious and versatile accommodation, occupying a larger-than-average plot for this particular house type. The home further benefits from a desirable south-east facing aspect, enjoying sunshine for the majority of the day and creating a wonderfully light and inviting atmosphere. A standout feature is the professionally converted garage, transformed into a superb playroom with full insulation and completed in full compliance with current building regulations, having been formally signed off by both Local Authority Building Control and the local council. Offering an excellent balance of style, functionality, and quality.



The Chapel, Main Road, South Reston | £475,000



Under Offer

A substantial detached former Wesleyan Chapel converted imaginatively since 2012 and technically accomplished for efficiency with approx. 3,700 sq.ft of superb character accommodation inc. good size garage, car port and tanked cellar. Feature mezzanine and split level floors - grand hall, two exceptional reception rooms of huge proportions, fitted living/breakfast-kitchen with Smeg appliances, utility, ground floor shower room/cloaks, 4 double bedrooms, 2 ensuite shower rooms, large family bathroom, walled balcony and stunning views over farm parkland to the rear and each side. Oil CH system, patios, gated driveway, summer house.

“ Absolutely fantastic. We highly recommend them; from the initial appointment with Simon Demery to the creation of the sales brochure, right to point of sale, the team were professional, highly responsive, and a pleasure to deal with. Thank you. ”

feefo^{co} ★★★★★ Mr R Hardesty, November 2025

📞 01507 350500

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Southwold, Hemingby | £475,000



A superb opportunity to acquire this deceptively spacious, four-bedroom detached bungalow set in a sought-after village on the edge of the beautiful Lincolnshire Wolds, standing within a generous plot of 0.56 acres (STS). This impressive home offers extensive family accommodation including entrance hall, breakfast kitchen, utility, lounge, dining room, four bedrooms with master en suite and a further family bathroom, while externally benefiting from a detached double garage, ample front parking and a delightful, private mature rear garden.



Bramble Cottage, East Keal Fen | £500,000



In grounds of over 2 acres (STS) with a range of stables and outbuildings this idyllic equestrian property has no close neighbours and enjoys a quiet rural setting with superb views across the owned grass paddock to the Lincolnshire Wolds AONB beyond. A characterful cottage with open plan lounge and dining room, 2 fireplaces and stove, study, eat in Murdoch Troon kitchen, garden and utility room, 2 double bedrooms and bathroom. Exceptional secluded gardens and gated driveways.

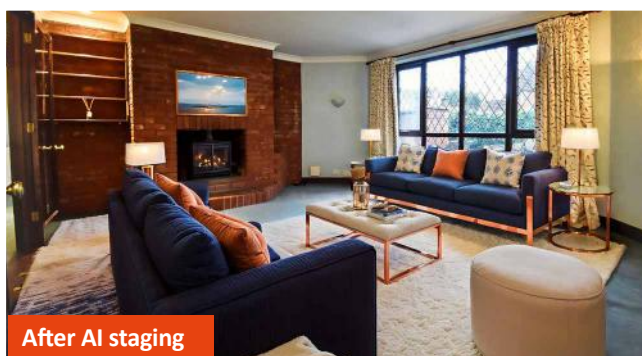
Why Choose us for Sales?

Proven award-winning levels of customer service, supported with the latest digital and traditional marketing to achieve the best results for our residential property clients.

- Quick marketing of your property
- 28 day modern property auction option
- Online property portals
- Superior photography & virtual 360 tours
- Bespoke tailored brochures
- AI staging
- Home styling advice
- Marketing via touchscreen inside & outside our office
- Email marketing to active buyers
- Newspapers & magazines
- Social media channels
- Accompanied viewings
- Dedicated buyer liaison
- Vendor feedback
- Verifying offers
- Negotiating prices
- Professional sales support
- Ongoing support & advice



Before AI staging



After AI staging



Trust Masons to deliver award-winning customer service

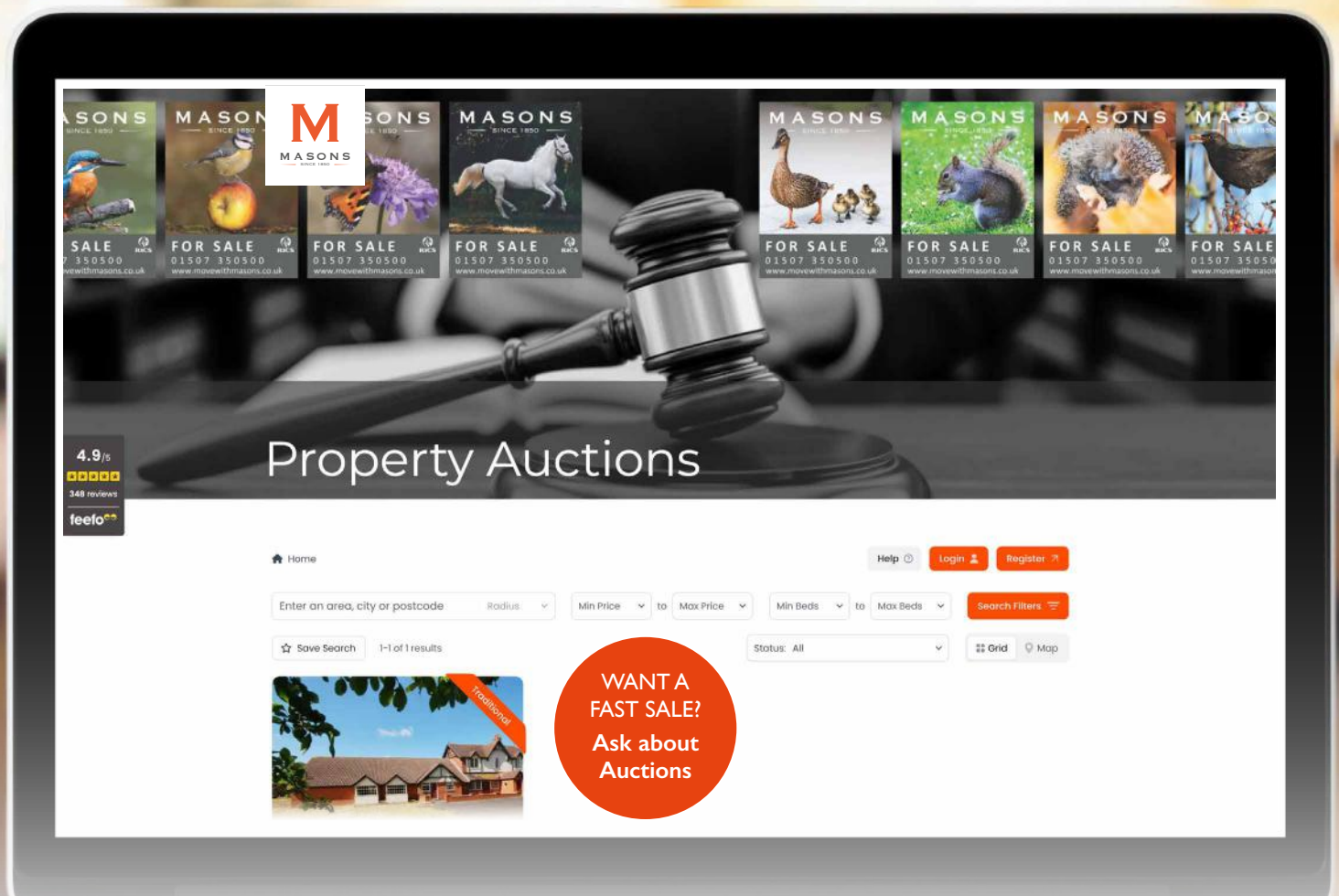
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- **2026 Feefo Platinum Trusted Service Award** for third consecutive year
- **2026 Feefo Exceptional Service Award** (one of only 30 companies UK-wide)
- **2025 British Property Awards GOLD** for Louth outstanding customer service



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customer feedback.



114 West Street, Alford | £395,000



Situated within the heart of a traditional town, this delightful Grade II listed three-bedroom thatched cottage offers a rare blend of charm, character, and everyday convenience. Rich in period detail, the property features exposed beams, fireplaces, and a wealth of original cottage-style elements throughout. The well-presented accommodation provides versatile three-bedroom living, creating a warm and inviting atmosphere that balances period charm with modern comfort. Outside, the attractive garden offers a private retreat, complemented by a superb detached garden room, ideal as a home office, studio, gym, or entertaining space. The property also benefits from secure gated access for added privacy and peace of mind



2 Bee Orchid, Louth | £239,500



A well designed, semi-det. family house formerly a show home at the entrance to Westfield Park, built in 2019 with balance of 10 Year Warranty. Wider than average drive to detached garage with additional garden at the side. 3 good bedrooms, ensuite shower room, family bathroom, spacious hall, with cloaks/WC off, dining lounge and full-width fitted dining kitchen with French doors out onto the sunny enclosed rear garden.

“ A special thanks to Violet and Leila - brilliant from viewing to selling they keep you fully informed and chased the solicitors to keep the process moving. Highly recommend. ”

feefo  ★★★★★ Mr Carl Anstis, August 2024

 01507 350500

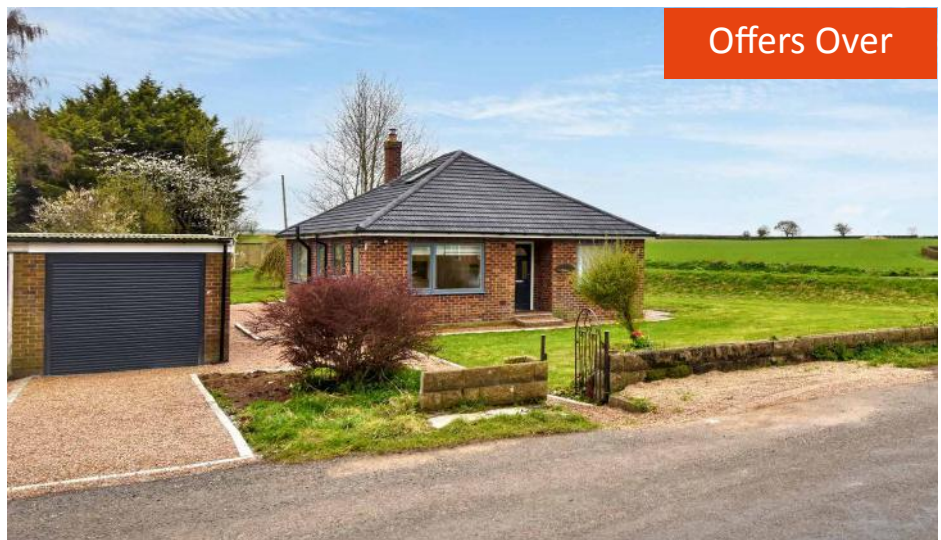
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19 George Street, Louth | £395,000



A beautifully presented and characterful four bedroom period townhouse, situated in a highly regarded position within the market town of Louth, just a short distance from the town centre, local amenities and King Edward VI Grammar School. Offering a superb blend of traditional features and contemporary finishes, the property benefits from well-proportioned accommodation arranged over two floors, including two reception rooms, a stylish kitchen with utility, a converted garage providing additional versatile space, and a charming enclosed courtyard garden. The property retains a wealth of period charm including high ceilings, decorative coving, fireplaces and sash windows, while being thoughtfully updated to provide comfortable modern living. Overall, this is an attractive and versatile home ideally suited to buyers seeking character, space and convenience within one of Louth's most desirable locations.

Saffron Walden, Lock Road, Alvingham | £250,000



A superb opportunity to acquire this fully renovated three-bedroom detached bungalow, set in a beautiful rural location in the village of Alvingham, just a short drive from the popular market town of Louth. The property occupies a generous plot of approximately 0.3 acres (STS) and includes a detached single garage, while enjoying views over the nearby canal and surrounding fields. The accommodation briefly comprises an entrance hall, modern kitchen diner, spacious rear lounge with multi-fuel burner, three double bedrooms and a stylish family shower room. The loft has also been partly converted, offering additional space and potential for further development (subject to the necessary permissions).

2 Hazelnut Way, Louth | £250,000



REDUCED! A superbly presented and well-designed detached three-bedroom family home with a full roof slope of owned PV solar panels, gas central heating unit and double glazed windows. Excellent parking space at the side and rear, an attractive, sunny and secure, enclosed garden with modern pagoda and garden shed. Lounge, hall with cloaks WC, contemporary fitted dining kitchen with appliances, ensuite shower room to the master bedroom and family bathroom.



5 Venom Road, Manby | £450,000



Beautifully renovated and extended detached family home situated on the outskirts of the popular village of Manby, enjoying attractive open countryside views. The accommodation briefly comprises lounge, dining room and an impressive open-plan kitchen diner, together with a ground floor shower room. The extension incorporates a double garage, sunroom and annexed accommodation. To the first floor there are four well-proportioned bedrooms, including a master with en suite, together with a family bathroom. Externally the property stands within extensive gardens and benefits from an additional detached garage. The rear garden enjoys a delightful south-facing aspect with a spacious terrace overlooking the grounds.

“ From start to finish all the staff at Masons were helpful, pleasant, efficient & professional, good ‘old fashioned’ service! I would recommend Masons to anyone selling or buying a property. Communication was excellent at all times and their advice & guidance was sensible and reliable. ”

feefo^{co} ★★★★★ Mr & Mrs R Howard, December 2025

📞 01507 350500

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52 Westgate, Louth | £575,000

Asking Price



A rare opportunity to own this handsome Georgian Grade II Listed town house standing in the West Conservation Area on the approach to St. James' 16th century Church along Westgate, Louth's premier residential location. A meticulously maintained and improved property regardless of cost. The Period façade belies an amazing, unique interior on five levels with a subtle blend of contemporary style and character.

Avondale, Church Lane, Utterby | £625,000



NEW PRICE!! Reduced price due to motivated sellers!! An extremely special, contemporary detached residence in a superb village setting at the foot of the Lincolnshire Wolds and situated adjacent to the Church of St. Andrews while enjoying stunning open views across the rolling fields beyond, all set within two thirds of an acre (sts). The property is set up with a separate Annex to the rear making it perfect for multigenerational living, guest accommodation or for holiday let use.

The property is ideally positioned to enjoy the sun for the entirety of the day with patio areas on all sides and offering modern open plan living with 4 bedrooms in total, integral tandem garage and positioned in an elevated position with the gardens sloping away gradually around the property. The private grounds extend down to a peaceful beck and the 14th century Packhorse Bridge positioned at the foot of the garden.



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Alexander Park, Legbourne Road, Louth



Plot 227 Emerald, Lavender Way, Louth | £339,950



The Emerald is a beautifully designed four-bedroom detached family home located within the sought-after Alexander Park development by Cyden Homes. Thoughtfully planned for modern living, the property features an impressive open-plan kitchen and dining room flowing into a bright sunroom, creating a superb space for family life and entertaining. A separate lounge and utility room add further practicality, whilst upstairs are four generously sized bedrooms, including a principal bedroom with en-suite shower room. Benefitting from solar PV panels, a brick-built garage, enclosed garden and a high-quality specification throughout, The Emerald is expected to be ready in Autumn 2026.



Plot 251 The Jasper Innovation, Lavender Way, Louth | £339,950



The Jasper Innovation is a spacious four-bedroom detached home designed to meet the needs of modern family life. Offering exceptional flexibility, the ground floor includes a contemporary kitchen and dining room, generous lounge, separate snug and dedicated study, ideal for home working. A utility room and cloakroom add further convenience, whilst upstairs four well-proportioned bedrooms include a principal bedroom with en-suite shower room. Finished to Cyden Homes' high specification and benefitting from a brick-built garage, private gardens and quality fittings throughout, this impressive home is expected to be available in Autumn 2026.



Lincolnshire's Leading Equestrian Property Specialists Since 2005

We launched the estate agency side of our business with equestrian property over 20 years ago making Masons the leading and original equestrian property specialist in the area. Our experienced property specialist Rosie Chetwynd-Talbot understands exactly what equestrian buyers seek.



"As more riders are lured to Lincolnshire for our wide verges, safe country lanes and a good bridleway network, as well as excellent local facilities and venues for hire, I'm always looking for properties for buyers seeking their dream equestrian home. Whether selling or buying please get in touch for an informal chat."

Book your market appraisal today without obligation on 01507 350520



- Specialist portals
- Expert knowledge
- Bespoke marketing
- Targeted database



Palma Nook, Conisholme Road, Grainthorpe | £495,000

A charming smallholding extending to approximately 3.9 acres (STS), featuring an early 19th century farmhouse with views towards the Lincolnshire Wolds. In the same ownership since 1985, the property offers versatile accommodation alongside a triple garage/workshop, former dairy and a range of outbuildings with potential for equestrian, business or lifestyle use (STP), all set within sheltered gardens and pasture land.



Montana, Ings Lane, Fotherby £695,000

This characterful and sizeable (3542sqft) dormer bungalow with a 1 bedroom annexe, is flooded with light and is nestled in mature grounds, which feature beautiful specimen trees. Situated off a quiet lane with access to miles of quiet hacking and bridleways, this neat equestrian home (3.4 acres STS) has a stable block with 4 stables and level paddocks fenced with post and rail and an open fronted field shelter.

Meet the Lettings & Management Team



WENDY TAYLOR

Head of Residential
Lettings | Associate

wendy@masonsandpartners.co.uk

Wendy became an Associate in 2014 having joined us in 2010. Her in-depth local lettings knowledge, contacts and tenant databases means she quickly matches tenants to their right home for a fast turnover. Ideal for landlords with large property portfolios looking for a fully managed service. Wendy is qualified with the National Association of Estate Agents (NAEA) and The Association of Professional Inventory Providers (MAPIP) and leads our Lettings team.

Supporting landlords through change...

It has now been two months since the first phase of the Renters' Rights Act came into effect and we have been working closely with landlords to help them navigate the changes with confidence.

During this time, we have continued to support our fully managed clients with the practical implications of the new legislation, ensuring they remain informed, compliant and well prepared as the sector evolves. We have also welcomed a growing number of landlords who have chosen to move to our fully managed service, recognising the value of expert guidance and day to day support in an increasingly regulated market.

You can find further information on the following page, but if you would like to discuss your property and the benefits of a fully managed service, please do not hesitate to get in touch. My team and I would be delighted to help.

Kind regards,

Wendy Taylor
Head of Residential Lettings



ROBIN NICHOLSON

Residential Property
& Compliance Manager

robin@masonsandpartners.co.uk

Robin has over 20 years' experience in the property industry. He holds a Business Property Management degree and is highly experienced in lettings and property management. He worked for a decade in Grimsby gaining extensive knowledge of the North and North East Lincolnshire property landscape prior to his 10 years with Sanderson Green, before joining Masons, supporting fully managed clients with compliance.



GEORGIA SCANNELL

Client Accountant

georgia@masonsandpartners.co.uk

Georgia joined Masons in January 2023 in the Residential Lettings & Management Team and progressed quickly. Having previously handled administration and tenant / landlord communication and support, she now deals with all Client Account Monies, Financial Administration and Compliance. Georgia is studying towards her AAT qualifications.



LUCY OLIVER

Accounts & Finance

lucyo@masonsandpartners.co.uk

Lucy joined us in August 2023 undertaking a Level 3 Business Apprenticeship while working in Administration & Support within the Masons Rural Team which she passed with distinction. In October 2025, Lucy became our Accounts & Finance Assistant in the Rural Team and will be covering Georgia's maternity leave.



OLIVIA MARRIOTT

Lettings Agent & Negotiator

olivia@masonsandpartners.co.uk

Olivia joined us in June 2024 as our seventh Customer Service Apprentice. Having studied A-levels at Alford Grammar School, she decided to take time out to travel. On her return she joined Masons, working initially across Sales and Lettings, before becoming a highly valued member of the Lettings Team. Liv completed her apprenticeship with flying colours in November 2025 to take on a full-time role as Lettings Agent & Negotiator.



AMELIA HALL

Lettings Business

Administration Apprentice
amelia@masonsandpartners.co.uk

Amelia joined us in March 2026. She previously studied A-Levels at King Edward IV's Grammar School, but then deciding that University was not for her, chose to pursue a more practical qualification and is undertaking a Level 3 Business Apprenticeship with our Lettings team. Mia previously worked in retail for over a year gaining valuable experience within the workplace.

The Renters' Rights Act is here. Find out more about our Fully Managed Lettings Service

Now legislation is here many landlords are reviewing how their properties are managed, particularly around compliance and ongoing responsibilities.

Our experienced Lettings & Management Team provides a fully managed service that supports you at every stage of tenancy. From tenant communication and coordinating maintenance, to carrying out inspections, collecting rent and managing compliance, we take care of every detail for you.

Our approach is personal, proactive and thorough, giving you confidence that your property is being managed properly while removing the administrative burden as our qualified team handles:

- All day to day management
- Tenant communication and issue resolution
- Maintenance, contractor and safety coordination
- Regular inspections and rent reviews
- Monthly rent paid directly to your account
- Clear digital statements
- Annual income reporting for tax support

If you would like to discuss how this could work for you, please contact Wendy and Robin on 01507 350500 (Option 2).



"Excellent advice and service."

It's too complicated for me to manage Property anymore on my own. You need people with experience and knowledge of all the new Rules and Laws. It's a relief to hand it over to Professionals."

Miss Carolyn Phillips, July 2025

"Excellent Team"

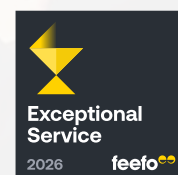
So reassuring to have our properties fully managed by Masons consistent advice from everyone in the team no matter who you are communicating with, regular updates on vacating through to relet."

Mr and Mrs Greenwood, November 2025

"Great experience renting with Masons"

Had a really good experience recently renting with Masons. The whole process went smoothly from start to finish. Olivia was especially helpful and answered all the questions I had clearly and promptly. Thanks again Masons."

Trusted Customer, August 2025



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To Let



1b Chequergate, Louth | £595PCM

Spacious first-floor flat within easy walking distance of the town centre. Featuring a bright and airy living room with decorative fireplace, modern fitted dining kitchen with integrated oven and hob, two double bedrooms and a bathroom with shower over bath. EER C (65) Deposit £680.

To Let



15 Nerva Drive, Caistor | £795PCM

Located in the desirable town of Caistor, this well-presented two-bedroom home offers stylish, modern living throughout. Built just six years ago, the property features a spacious kitchen-diner, two generous bedrooms, a family bathroom and a separate WC. Outside, there is an enclosed rear garden and off-road parking to the front. Ideal for professionals, couples, or small families. EER C (80). Deposit £915.

26 Southlands Avenue, Louth | £795PCM

Let Agreed



Situated on the outskirts of town, this attractive semi-detached home offers spacious accommodation and a private rear garden. Benefiting from gas central heating, the property features two reception rooms, including a bright bay-fronted lounge, a fitted kitchen and a useful utility area. Upstairs are three bedrooms, two of which are generous doubles with fitted storage, along with a family bathroom featuring a shower over the bath. Outside, the property enjoys a lawned rear garden, gardener's WC, substantial storage shed and a driveway providing off-road parking. EER C (70). Deposit £915.

“ Oh Wendy that's good news. I trust your judgment completely, after all you must have looked at many properties and know what to look for. Thank you so much for all the help I have had over the last two years plus from you and your team. I would have been up the creek without a paddle otherwise and capsized by now. Everybody has been charming and helpful. ”

Landlord, December 2024

01507 350500

Call us today, select **Option 2**
to speak with our Lettings team

13 Charles Avenue, Louth | £1000PCM



Beautifully presented throughout, this impressive, detached bungalow offers spacious, contemporary living in a sought-after edge-of-town location. The heart of the home is a stunning open-plan living kitchen with doors opening onto the rear garden, creating the perfect space for relaxing and entertaining. The property also features three generous double bedrooms, including a principal bedroom with en-suite, a stylish family bathroom with four-piece suite, utility room, and a welcoming hallway with excellent storage. Outside, there are front and rear gardens, ample off-road parking, and a storage shed. Finished to a high standard with neutral décor, oak panel doors and a security alarm throughout. EER C (72). Deposit £1,150.

Walnut Cottage, Marshchapel | £1095PCM



Set along a peaceful rural lane between Marshchapel and Grainthorpe, close to woodland and open countryside, this charming, detached home offers a rare opportunity to enjoy idyllic country living. Recently renovated throughout, the property benefits from new flooring, fresh décor and a stylish new ground-floor bathroom. The spacious accommodation includes a fitted kitchen with utility area, two characterful reception rooms featuring a multi-fuel burner and open fire, a versatile ground-floor bedroom/study and two generous double bedrooms upstairs, along with a first-floor WC and additional storage room. Outside, mature gardens, a garage, driveway and useful brick outbuildings provide excellent outdoor space and storage. EER E (39). Deposit £1,260.

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Double the recognition – Masons wins Feefo's highest honours



Excellent Masons brilliant!

"I have moved house eight times and I have had good agents and not so good agents and I can honestly say that Masons were the best by far. Right from the start when they valued our property to the sale and completion. The photographs were professionally done and stood out from the rest which is extremely important. Masons kept us informed all the way which helped to keep stress levels down. Well done Masons."

Mr K Moss, December 2025



Amazing staff

"Being my first time renting, Masons have been great. So helpful and patient. Great people"

Miss K Gibert, January 2026



Very Professional

"Very friendly, helpful and efficient, keeping me informed at all times of progress."

Mrs Sarah Hall, Landlord, November 2025



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