



26 Chestnut Drive

Louth

MASON'S
— Celebrating 175 Years —



26 Chestnut Drive

Louth, LN11 7AX

Smart family home

Ample driveway with garage

Stylish hallway, lounge and fitted kitchen

Large garden with lawn and patios

3 bedrooms and bathroom

Solar Panels

Gas CH system and DG windows

Popular residential area

No forward chain

MOVEWITHMASONS.CO.UK
01507 350500

This three-bedroom semi-detached house is a smart choice for anyone looking for a comfortable, low-maintenance home in a desirable location. The property is energy-efficient, with solar panels, a recently replaced boiler, and updated soffits and fascias. You'll appreciate the convenience of a spacious driveway, garage, and a large garden, all within easy reach of local amenities and transport links.





Ground Floor

The ground floor offers a welcoming hallway with stairs leading to the first floor and an under-stairs storage cupboard. The lounge is a spacious, light-filled room thanks to a large bay window at the front. A gas fireplace with a marble surround creates a cosy atmosphere. The kitchen is well-equipped with plenty of storage, worktop space, and room for essential appliances like a fridge, freezer, and washing machine. French doors lead directly into the garden, making it easy to step outside and enjoy the space.





First Floor

Upstairs, you'll find three bedrooms, including a large double with built-in wardrobes and a second double bedroom at the rear. A smaller third bedroom offers flexible use, whether as a child's room or a home office. The bathroom includes a modern white suite with a bath, electric shower, and practical storage in the form of an airing cupboard on the landing.

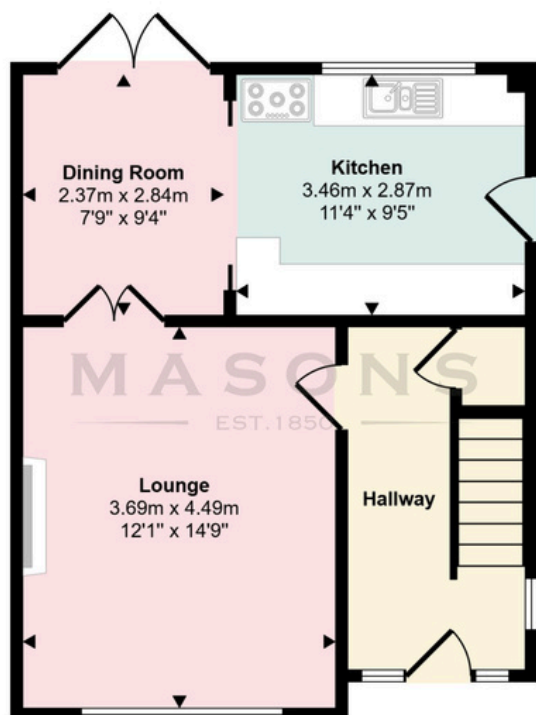




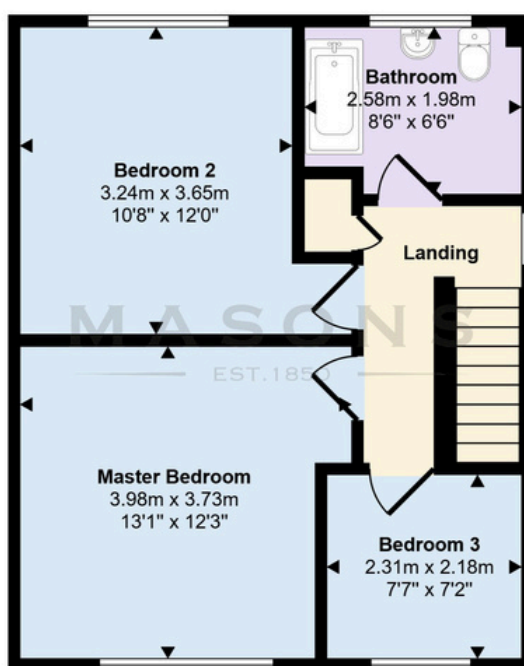
Outside

The generous rear garden is mostly laid to lawn, with a selection of plants and shrubs around the borders. A paved patio area is located near the kitchen, perfect for outdoor dining or relaxing. To the far end a mature tree offers shelter with smart patio surrounding it ideal for barbecues etc. The property also features a wide driveway with space for multiple vehicles and a concrete sectional garage with power, lighting, and a side pedestrian door for easy access.

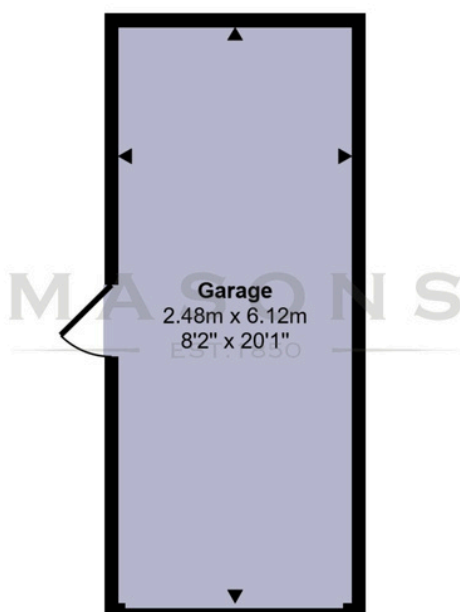




Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 45 sq m / 485 sq ft



Garage
Approx 15 sq m / 163 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

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: ///clashes.educates.beanbag

Directions

Follow Eastgate away from the town and at the eventual crossroads, carry straight on along Eastfield Road. Proceed towards the outskirts of town, look for and take the right turning into Chestnut Drive and then continue until number 26 is found on the right side.

Agent's Note

The solar panels are held on a lease until 4th April 2038

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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

rightmove

zoopla

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand
FARMS.co.uk