



VANESSA ROAD, LOUTH, LN11
GUIDE PRICE £350,000



READY TO MOVE IN

We are delighted to offer for sale 8 Vanessa Road, a recently refurbished detached bungalow which is positioned on a generous plot and located on the extremely sought after West side of the charming market town of Louth. Within close proximity to the town centre, the property benefits from a peaceful setting yet within walking distance to all the town amenities. Offering good sized mature, well maintained and private South facing gardens and spacious modern living accommodation throughout

Internally, the property briefly comprises of an entrance hall, lounge with views of the garden and the wonderful St James church spire to the front, a newly fitted kitchen opening to a spacious and light dining space having French doors onto the rear gardens. A covered and gated passage way separates the property from the detached garage. There are three good sized double bedrooms and a newly fitted contemporary bathroom.

Externally, there are stunning gardens to the front, side and rear and a block paved driveway which provides off street parking. A variety of mature shrubs and flowers compliment the pleasant gardens and there is ample lawn space to the front and rear also. Viewing quickly is highly recommended.



Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

ACCOMMODATION

Via block paved driveway leading to link detached garage and timber side access gate and pathway to side entrance doorway.

ENTRANCE HALLWAY

With two uPVC double glazed windows to side elevation, telephone point, two radiators, two smoke alarms, wooden flooring, built-in shelving, wall light, doors to lounge, bedrooms, bathroom and kitchen diner.

LOUNGE

17'4" x 11'11"

With dual aspect two uPVC double glazed windows to front and side elevations, coving to ceiling, radiator, open exposed brick fireplace with marble hearth and TV point.

BEDROOM ONE

11'11" x 11'10"

With uPVC double glazed window to side elevation, wooden flooring, coving to ceiling, radiator, TV point.

BEDROOM THREE

11'10" x 9'0"

With uPVC double glazed window to side elevation, coving to ceiling, radiator.

BEDROOM TWO

11'10" x 10'4"

With two uPVC double glazed windows to front and side elevations, coving to ceiling, wooden flooring, radiator.

BATHROOM

With newly fitted contemporary white suite consisting of roll top bath with claw feet and chrome mains rain shower over with hand held attachment, close coupled WC, vanity unit mounted wash hand basin with chrome mixer tap over, part tiling to walls, tiled flooring adder style radiator, built-in airing cupboard housing Veissman central heating boiler, loft access hatch.

KITCHEN DINER

11'11" x 9'11" and 9'8" x 8'1"

Spacious and light open plan kitchen diner with range of built-in wall and base units with complimentary work surfaces over, stand alone island with induction hob (with integrated extractor fan) and storage cupboard space under, ceramic sink with drainer and chrome mixer tap over, part tiling to walls, shelving to walls, space and plumbing for washing machine and larder style fridge freezer, coving to ceiling, wood effect flooring, pedestrian door to side elevation and garden, three uPVC double glazed windows to side elevation, uPVC double glazed French patio doors onto rear garden, coving to ceiling, TV point, telephone point, radiator.

OUTSIDE

GARAGE

Link detached garage with timber pedestrian door and uPVC double glazed window to rear elevation, power, lighting and electric door to front elevation.

GARDENS

The property is set back from the street and the front garden is mostly laid to lawn with mature borders with several shrubs and plants, There is a timber gateway leading to a covered walk way between the garage and the property leading to the rear garden. To the rear is a good size wraparound garden with raised lawn area surrounded by a dwarf brick wall with several mature borders with shrubs and plants and two paved patio seating areas with open views to the trees and fields beyond.

Services

Mains water, drainage, electricity and gas are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

February 2023

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

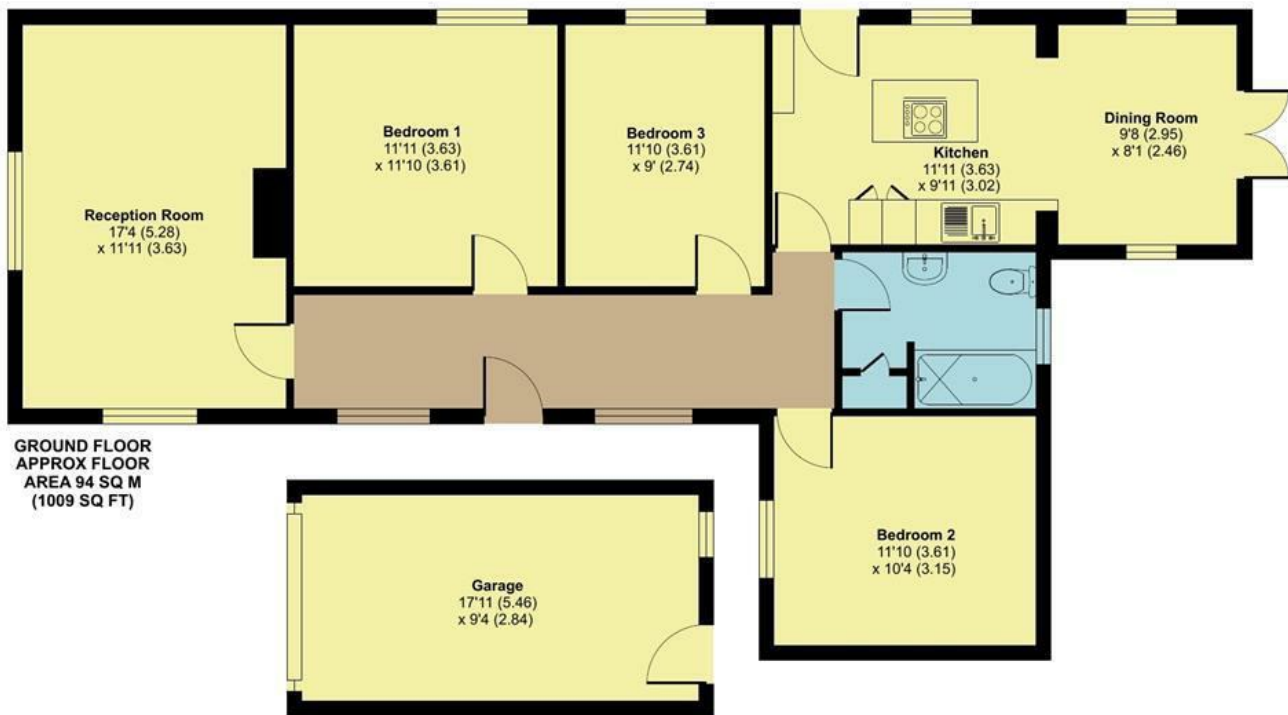




Vanessa Road, Louth

Approximate Area = 1176 sq ft / 109 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 94 SQ M
(1009 SQ FT)

GARAGE
AREA 16 SQ M
(167 SQ FT)

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rtschem 2022. Produced for Hunters Property Group. REF: 902509

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

