



**Dale House Charles Street, Louth, LN11 0LB**  
**Guide Price £335,000**

**\*\*\*READY TO MOVE IN\*\*\***

TES Property is delighted to offer for sale this spacious and attractive family home situated in the heart of Louth. Just a short walk to the local shops and amenities, this should not be missed.

Modern and neutrally presented throughout, the generous living accommodation offers a welcoming entrance which opens to the lounge, kitchen and dining room, staircase to first floor landing where there are three double bedrooms, family bathroom and airing cupboard. Outside the property has the added bonus of off road parking for multiple vehicles, large enclosed private garden to the rear with fish pond and patio area.

Viewing 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.

### ENTRANCE HALLWAY

With UPVC front door, radiator and staircase to first floor landing

### LIVING ROOM 11'9" x 20'9" (3.594m x 6.347m)

Spacious living area with large UPVC double glazed bay window to front with window seat and storage below, two radiators, T.V aerial point, UPVC patio doors out to rear garden, coving to ceiling and feature fireplace with electric fire.

### DINING ROOM 8'10" x 13'6" (2.715m x 4.127m )



Bright and airy dining room with radiator, UPVC double glazed windows to front and side, coving to ceiling and wall mounted consumer unit.

### KITCHEN 6'9" x 14'1" (2.080m x 4.305m)

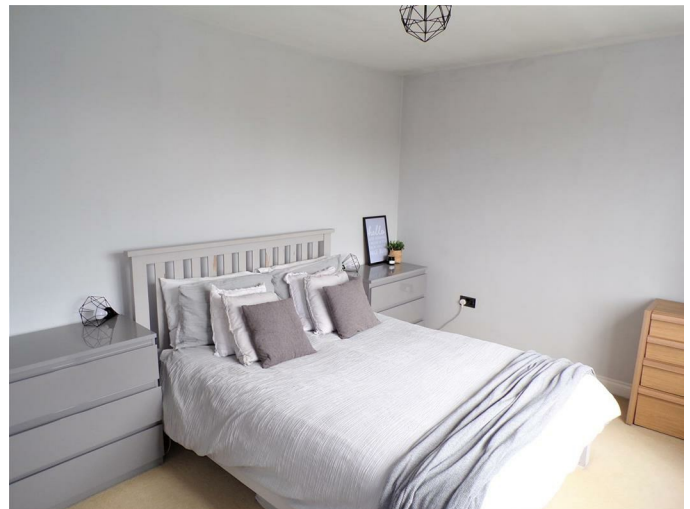


Modern kitchen fitted with a range of cream wall, base and drawer units with a solid wooden work surface over, four ring gas 'Bosch' hob with extractor hood above, built in double 'Bosch' oven, tiled splashbacks, spotlights to ceiling, integrated fridge freezer, slimline dishwasher and washing machine, cupboard housing the gas boiler, butler sink unit with mixer tap and drainer, radiator, UPVC double glazed window to rear and frosted UPVC door out to rear garden.

### FIRST FLOOR LANDING

Spacious landing with airing cupboard housing the hot water cylinder, access to loft hatch, UPVC double glazed window to front and radiator.

### BEDROOM 1 11'9" x 10'4" (3.596m x 3.159m )



Spacious double bedroom with radiator, UPVC double glazed window to front and T.V aerial point.

### **BEDROOM 2 8'10" x 13'7" (2.695m x 4.143m )**



Spacious double bedroom with radiator, UPVC double glazed window to front and T.V aerial point.

### **BEDROOM 3 11'9" x 10'3" (3.591m x 3.128m )**



Double bedroom with UPVC double glazed window to rear and radiator.

### **BATHROOM 6'11" x 9'5" (2.112m x 2.893m )**



Spacious modern bathroom fitted with a four piece suite

consisting of W.C, wash hand basin, panelled bath with hand held shower attachment, shower cubicle with rainfall shower head over, heated towel rail, frosted UPVC double glazed window to rear, partly tiled walls, shaving point and extractor.

### **OUTSIDE**



To the front of the property is a block paved driveway proving off road parking for multiple vehicles.

The rear garden is mostly laid to lawn with borders to all three sides with a range of mature shrubs and plants, the spacious garden has a large inviting patio area with elevated fish pond, side gated access to the front of the property, outside tap, outside power point and shed with power points.

### **Services**

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

### **Tenure**

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

### **Brochure Prepared**

July 2023

### **Council Tax Band**

East Lindsey Council Tax Band C

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

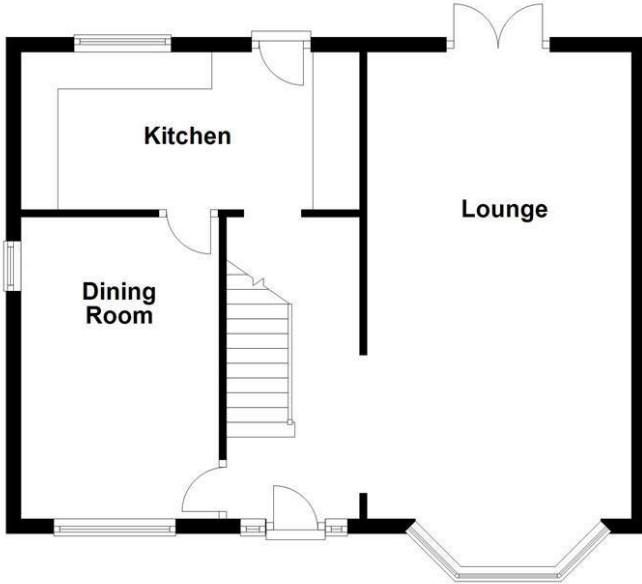
### **Opening Hours**

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

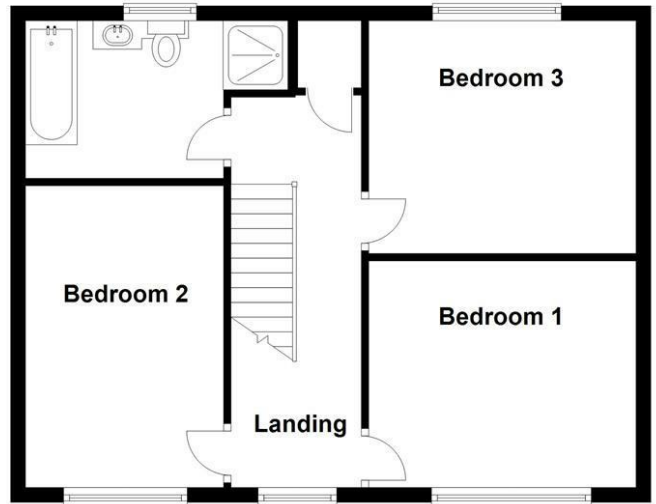
Saturday 9:00am to 1:00pm

# Floor Plan

Ground Floor



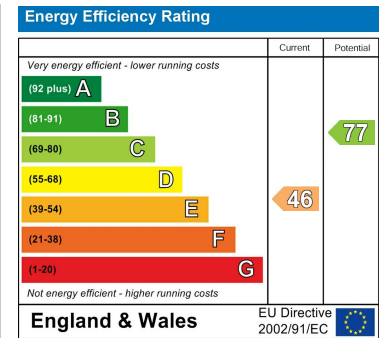
First Floor



# Area Map



# Energy Efficiency Graph



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