



**PRIMROSE HOLLOW, LOUTH**  
**ASKING PRICE £380,000**



**\*LOCATION\*LOCATION\*LOCATION\***

No onward chain.

7 years left on its New Build Warranty.

This is a beautifully presented, elegant three storey semi-detached townhouse.

The generous and versatile living accommodation comprises of; A welcoming Entrance Hallway, Large Utility Room, Integral Tandem Garage, Cloakroom, Living Room with Wonderful Views, Open Plan Kitchen Dining Room, Master Bedroom with En-Suite, Two further double Bedrooms and a Family Bathroom Suite.

No 4 Primrose Hollow is located on a small development just off Uppgate. This fabulous location is roughly 600m from Louth Town Centre, making it only a short walk to experience its many High Street Shops and Restaurants.

Schooling is extremely well served with King Edward VI Grammar School within a short walking distance. Leisure is also well catered for with Louth Golf Club, an 18 Hole Parkland course only a 2 minute drive away. Meridian Leisure Centre, with its fantastic gym and swimming facilities is also only a small 5 minute drive away, making it ideal for families.



## 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

12'9" x 7'9"

Enter the property via a uPVC front door into a welcoming hallway with wooden flooring, radiator and glass and oak staircase leading to the first floor landing, internal door into the garage, useful under stair storage area and door into the utility room.

## Utility Room

11'10" x 7'9"

Spacious utility fitted with a range of modern wall and base units with a complimentary wood effect worksurface over, one bowl stainless steel sink unit with drainer and mixer taps, wooden flooring, tiled splashbacks, under counter space and plumbing for washing machine, spotlights to the ceiling and a radiator.

## First Floor Landing

4'7" x 11'6"

With access to all first floor rooms, radiator and glass and oak staircase leading to second floor landing.

## Kitchen Diner

20'5" x 13'1" (max)

Beautifully bright and airy room fitted with a range of modern wall, base and drawer units with complimentary wood effect worksurface over, integrated fridge freezer, integrated 'LAMONA' microwave and oven, four ring gas hob with stainless steel extractor hood above, integrated dishwasher, cupboard housing the wall mounted 'Alpha' gas boiler, one and a half bowl sink unit with drainer and mixer taps, tiled splashbacks, uPVC double glazed window overlooking the rear garden, spotlights to the ceiling, wooden flooring, T.V aerial point, radiator and uPVC patio doors leading out to rear garden.

## Living Room

12'1" x 15'6"

With uPVC double glazed window to the front, T.V aerial point and a radiator.

## Cloak Room

7'9" x 5'6" (max)

Fitted with a white two piece suite consisting of a W.C and wash hand basin with mixer taps, tiled splashbacks, frosted uPVC double glazed window to the front, tiled flooring, spotlights to the ceiling, extractor and a radiator.

## Second Floor Landing

9'3" x 4'4"

With radiator and storage cupboard fitted with shelving.

## Bedroom 1

16'7" x 14'11" (max)

Spacious master bedroom fitted with T.V aerial point, door into en-suite, uPVC double glazed window to the front and a radiator.

## En-Suite

5'6" x 7'11" (max)

Fitted with a three piece suite consisting of W.C, wash hand basin with mixer taps and a corner shower cubicle, spotlights to the ceiling, tiled flooring, frosted uPVC double glazed window to the front, tiled splashbacks, chrome heated towel rail and extractor.

## Bedroom 2

11'4" x 8'11"

Double bedroom with uPVC double glazed window to the rear, T.V aerial point and a radiator.

## Bedroom 3

8'9" x 8'11"

Double bedroom with T.V aerial point, radiator, uPVC double glazed window to the rear and loft access hatch with pull down ladder.

## Family Bathroom

7'4" x 6'8"

Modern bathroom fitted with a white three piece suite consisting of a W.C, wash hand basin with mixer taps and a panelled bath with shower head over and glass shower screen, fully tiled walls, frosted uPVC double glazed window to the side, spotlights to the ceiling and a chrome heated towel rail.

## Garage

29'5" x 12'5" (max)

Large garage with power, lighting and up and over door.

## Outside

The property is fronted with a block paved driveway providing off road parking for multiple vehicles. The driveway has 2 bollard lights, a security light above and outdoor porch lighting. There is an area laid to lawn either side of the driveway and pathway leading up to stairway which continues up into the rear garden.

The low maintenance rear garden is secured with wooden fencing to all three sides and has a pathway which leads across the front of the garden. There is a wooden flower boarder down one side of the garden along with an outside tap and lighting.

## Total Floor Area

Approximately 152.3 m<sup>2</sup> / 1639 ft<sup>2</sup> (including garage)

## Services

Mains water, gas, drainage and electricity 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.

## Brochure Prepared

January 2024.

## Council Tax Band

East Lindsey Council Tax Band: C

## Viewings

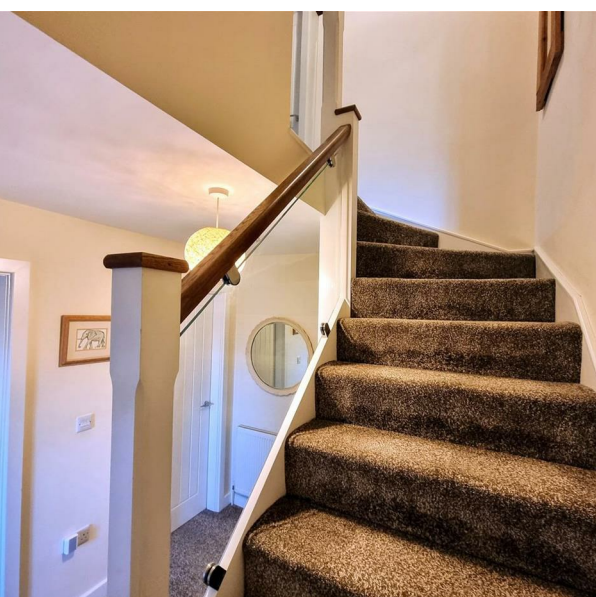
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

## Opening Hours

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

Saturday 9:00am to 1:00pm



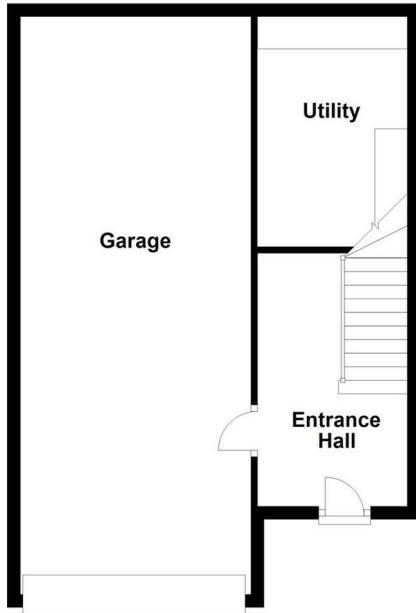




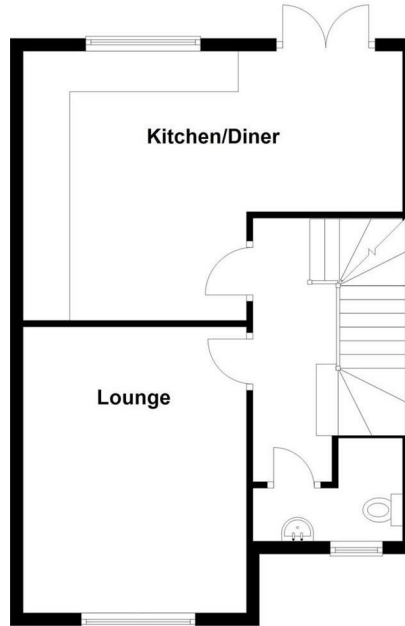




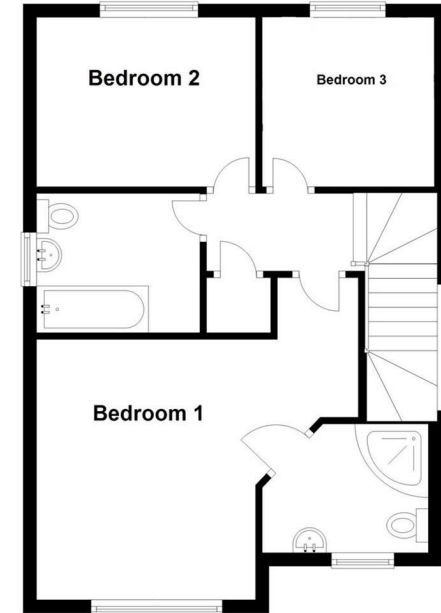
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> 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.

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