



**MINSTER DRIVE, LOUTH, LN11**  
**ASKING PRICE £449,995**







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

It is a pleasure for TES Property to offer for sale this impressive five bedroom detached house located in a popular residential area of Louth close to shops and local amenities.

This spacious property benefits from bright and airy rooms throughout consisting of an entrance hallway, kitchen, utility, dining room, living room, downstairs shower room and W.C, first floor landing, four/five bedrooms, large en-suite with shower and bath and an additional bathroom.

The outside is equally impressive and benefits from generous front and rear gardens, both laid to lawn featuring a range of mature shrubs and bushes. The property is fronted with a driveway which provides ample parking spaces and a double garage. The rear garden is mostly laid to lawn with a range of mature trees and shrubs.

Viewing is highly recommended to appreciate all this delightful property has to offer!



### **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**

6'5" x 14'10"

Enter the property via a uPVC front door with frosted glass side panel into a welcoming hallway where there is a useful understair storage space along with an additional storage cupboard, tiled flooring, a radiator and doors into the W.C, lounge and kitchen.

### **Kitchen**

9'10" x 14'9" (max)

Fitted with a range of wall, base and drawer units with worksurface over, integrated oven with four ring gas hob and extractor hood above, one bowl stainless steel sink unit with drainer and mixer tap, space for dishwasher, tiled flooring, space for fridge freezer, uPVC double glazed window to the rear, radiator and a door leading into the utility room.

### **Utility Room**

7'10" x 11'11"

Spacious utility fitted with base and drawer units with worksurface over, one bowl stainless steel sink unit with drainer, tiled splashbacks, frosted uPVC double glazed window to the rear along with a door leading out to the rear garden, space for washing machine and tumble dryer, fitted shelving and a door leading into the garage which has an electric up and over door, power, lighting and houses the wall mounted boiler.

### **Dining Room**

8'11" x 12'9"

Bright and airy dining room with opening leading through into the lounge, artex to the ceiling, uPVC double glazed windows to the rear and a radiator.

### **Living Room**

12'9" x 15'9"

With feature gas fireplace set within bricked surround, uPVC double glazed window to the front, wall mounted lighting, coving and artex to the ceiling and T.V aerial point.

### **Shower Room**

3'5" x 10'7"

Fitted with a W.C, wash hand basin and shower cubicle along with tiled splashbacks, frosted uPVC double glazed window to the front, tiled flooring and a radiator.

### **First Floor Landing**

With access to all bedrooms, access to the partly boarded loft, radiator and an airing cupboard housing the hot water cylinder.

### **Bedroom 1**

14'3" x 16'3" (max)

Large master bedroom with fitted wardrobes and dresser, uPVC double glazed window to the front, T.V aerial point, radiator, artex to the ceiling and door leading into the en-suite.

### **En Suite**

11'8" x 8'5"

Large en-suite fitted with a modern four piece suite consisting of a shower cubicle with waterfall shower head, free standing bath with attachable shower arm, W.C and wash hand basin in vanity unit. Fully tiled walls and floor, spotlights to the ceiling, chrome heated towel rail, frosted uPVC double glazed window to the rear and a second loft access hatch.

### **Bedroom 2**

12'9" x 12'7"

Spacious double bedroom with fitted wardrobes with sliding doors to one wall, T.V aerial point, uPVC double glazed window to the front and a radiator.

### **Bedroom 3**

12'0" x 9'7"

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

### **Bedroom 4**

8'9" x 11'4" (max)

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

### **Bedroom 5**

8'7" x 9'11" (max)

With telephone point, uPVC double glazed window to the front and a radiator.

### **Family Bathroom**

8'8" x 7'2"

Fitted with a white three piece suite consisting of a panelled bath with shower head over, W.C and a wash hand basin in vanity unit. There is a chrome heated towel rail, tiled walls and floors and a frosted uPVC double glazed window to the rear

### **Front Garden & Driveway**

The property is fronted with a sizeable front garden that is mainly laid to lawn with flower borders and mature hedging to the side. There is a concreted driveway which provides off road parking for multiple cars and leads down to a double garage.



### **Rear Garden**

The rear garden is equally impressive and features a large lawned area with a range of mature trees and shrubs throughout. There is a sizeable patio area providing the perfect space for dining and entertaining in the summer months with an additional concreted area to the side with clothes rack and outside tap.

As you head down to the rear of the garden there is a raised decking area which overlooks the gardens and is situated next to a wooden child's playhouse.

The garden is secured with wooden fencing to the boundaries along with gated access either side of the property.

### **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.

### **Council Tax Band**

East Lindsey Council Tax Band: D

### **Brochure Prepared**

February 2024.

### **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)

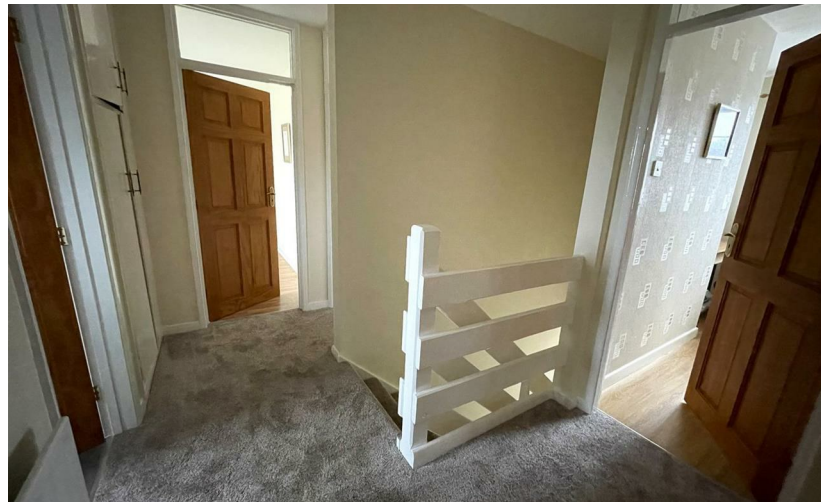
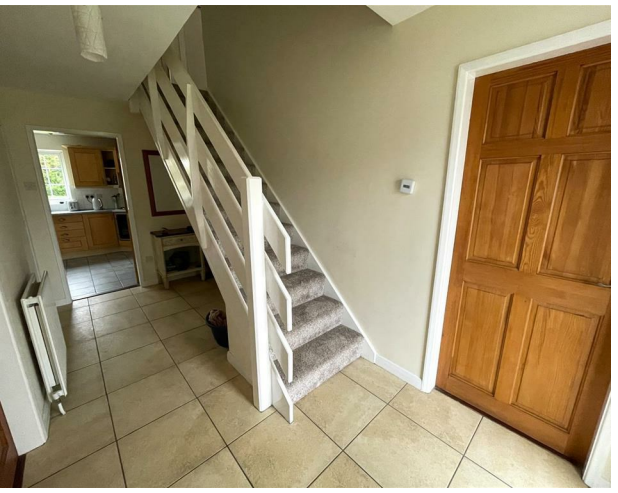
### **Opening Hours**

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

Saturday 9:00am to 1:00pm





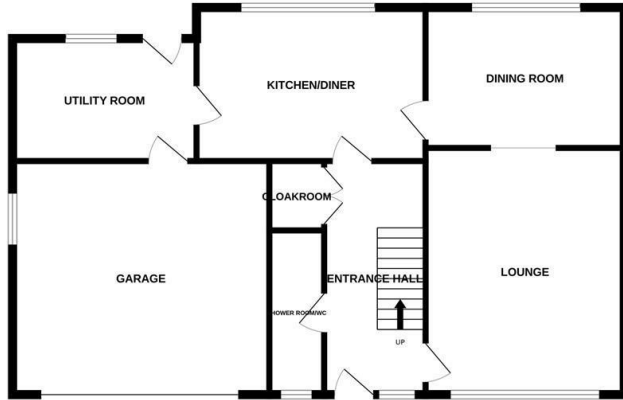




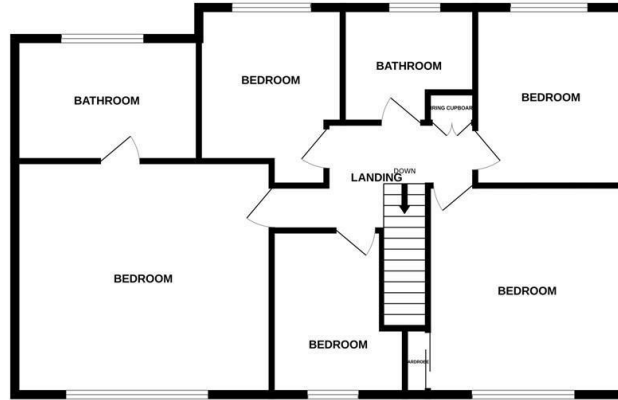




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		72	
(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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