



CAMELLIA GROVE, LOUTH, LN11
OFFERS OVER £400,000



*****NO ONWARD CHAIN*** ***READY TO MOVE IN*****

It is a pleasure for TES Property to offer for sale Alexander House, a modern and well presented family home located on a popular residential estate in Louth. The property is tastefully designed throughout and features an attractive open plan kitchen diner, sun room, living room, utility and downstairs W.C. The first floor features four bedrooms with an en-suite to the master and a family bathroom. The property also benefits from a range of fitted high quality colonial shutters, light fittings and curtains.

The property stands on a spacious corner plot and externally features a low maintenance front and side garden along with a secure rear garden, double garage and driveway which provides off road parking for multiple vehicles.

Built in 2020 & still under the builders warranty, this home is ready for you to move in and start creating lasting memories!



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 Hall

Enter the property through a composite door into a welcoming entrance hall with tiled flooring, fuse box, radiator, a useful under stair storage cupboard with light and a return staircase to the first floor.

W.C

Fitted with a white two piece suite consisting of a W.C and a wash basin with vanity unit. There is a tiled splashback and tiled flooring.

Dining Kitchen

20'5 x 10'09

Fitted with a range of comprehensive modern high gloss wall and base units with contrasting worktops and upstands. There is an integrated 'Neff' four burner hob with extractor fan above and a tower oven and grill together with concealed dish washer and a resin sink and drainer with a chrome flexi hose mixer tap. There is space for a freestanding fridge freezer. A uPVC double glazed window to the front aspect fitted with bespoke colonial shutters and a part glazed uPVC door leads to the double driveway. The kitchen area opens up into the dining area with a crystal ceiling light, radiator and the tiled floor from the hall continues through the kitchen, utility room, dining area and into the sun room.

Sun Room

12'00 x 10'00

A wonderful entertaining space, open plan from the dining area with a crystal ceiling light fitting, a uPVC window and uPVC French doors providing access to the rear patio, both the window and the French doors have fitted colonial shutters and there is a central heating radiator.

Utility Room

6'08" x 6'00"

Having a useful larger cupboard in the same high gloss finish as the kitchen and a worktop with plumbing for a washing machine and space for a tumble dryer. The tiled floor from the kitchen diner continues into the utility room and there is a uPVC double glazed window with fitted colonial shutters and a central heating radiator.

Living Room

11'05" x 21'05"

A light and elegant room tastefully dressed with custom made high quality curtains to the uPVC double glazed window to the front aspect and the French patio doors to the rear aspect, there is an additional feature square bay window giving the room triple aspect and allowing light to flood into the room, both windows are fitted with colonial shutters. There is a T.V aerial point and a central heating radiator.

First Floor Landing

A return staircase with solid wood balustrades leads to the first floor landing with a central heating radiator, doors to all principle rooms and access to the loft space. There is also a useful airing cupboard.

Bedroom 1

11'08" x 10'00"

A tranquil bedroom tastefully decorated with bespoke high quality curtains and colonial shutters to the uPVC double glazed window and a crystal ceiling light fitted, there are fitted mirror fronted wardrobes and a central heating radiator, along with a door to the en-suite.

En-Suite

6'06" x 5'05"

Fitted with a three piece white suite comprising a shower cubicle, W.C and wash basin with a vanity cupboard under. The walls are part tiled and there is a shaving point, extractor fan and chrome heated towel rail. A frosted uPVC double glazed window with colonial shutters.

Bedroom 2

10'07" x 10'11"

A generous double bedroom with fitted mirror fronted wardrobes, a central heating radiator and uPVC double glazed window with colonial shutters.

Bedroom 3

7'10" x 12'03"

With a central heating radiator and a uPVC double glazed window with colonial shutters.

Bedroom 4

9'06" x 9'07" max

A beautiful light room decorated in a soft neutral colour with a central heating radiator and a uPVC double glazed window with colonial shutters.

Family Bathroom

Fitted with a white three piece suite comprising a panelled bath with chrome mixer taps and shower attachment, a W.C and a wash basin with a vanity unit under. The walls are part tiled and there is a heated towel rail and uPVC double glazed window with colonial shutters.

Double Garage

With an electric double garage door, power and lighting.

Front Garden

The property occupies a spacious corner plot and the front garden is open plan and wraps around the property with low maintenance slate chippings with a path to the canopied front door. To the side of the property is a double block paved driveway providing ample space for off road parking.

Rear Garden

The rear garden is fully enclosed and mainly laid to lawn with a paved patio area.

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.

Tenure

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

Council Tax Band

East Lindsey Council Tax Band: D

Brochure Prepared

March 2024.

Viewings

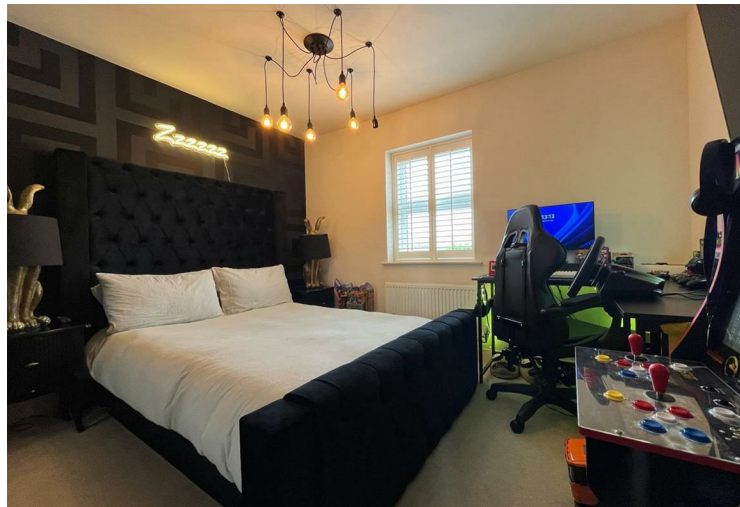
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

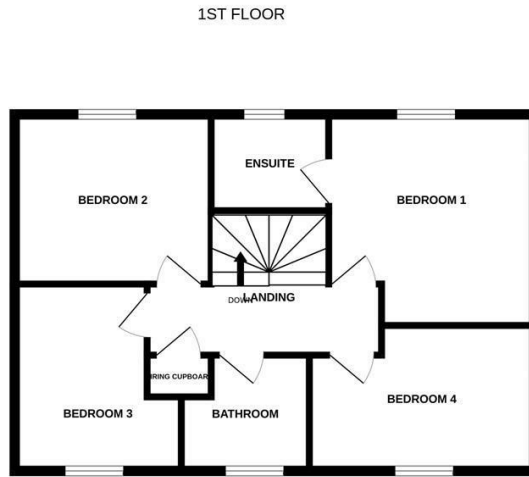
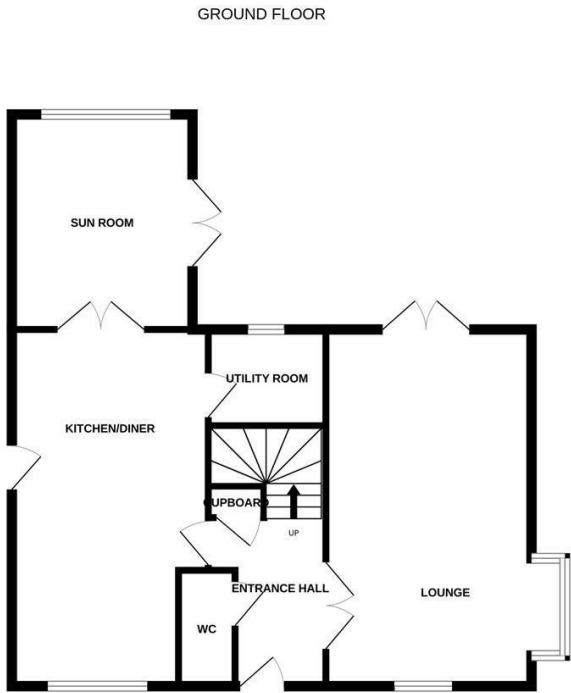
Opening Hours

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

Saturday 9:00am to 1:00pm







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			93
(81-91) B		84	
(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 CO ₂ 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 ₂ 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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