



**RIVERHEAD, LOUTH, LN11**  
**ASKING PRICE £229,999**



Don't...  
how classy people  
eat Mashed

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**\*\*No Onward Chain\*\***

TES Property brings to the market this attractive, well presented family home situated in a sought after quiet residential area of Louth. Less than a mile to the high street, this should not be missed!

The property briefly comprises a downstairs W.C., lounge, kitchen diner, three bedrooms, one with an en-suite shower room and a family bathroom. Externally the property offers front/ side and rear gardens, off road parking and a games room.

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 Hall

4'0" x 5'11"

With alarm control, a radiator and doors into the W.C and living room.

## W.C

3'8" x 6'4"

Fitted with a W.C and wash hand basin with mixer tap. There is a uPVC double glazed privacy glass window to the front, tiled splashbacks, tiled flooring, extractor and a radiator.

## Living Room

15'4" (max) x 14'11" (max)

Welcoming living room with two uPVC double glazed windows to the front, staircase leading to the first floor landing, T.V aerial point, laminate flooring, a door into the kitchen and two radiators.

## Dining Kitchen

17'2" x 11'5"

Bright and airy kitchen diner fitted with a range of wall, base and drawer units with a complimentary work surface over. There is a one and a half bowl stainless steel sink unit with drainer and mixer tap, an integrated 'Beko' oven with four ring gas hob and extractor hood above, integrated dish washer and under counter larder fridge. Undercounter space for a washing machine, spotlights to the ceiling, door into a useful under stair storage cupboard, a second door into pantry / store cupboard which is fitted with shelving. Tiled flooring, two uPVC double glazed windows to the side, a door leading into the rear garden, wall mounted consumer unit and a radiator.

## First Floor Landing

With access to all first floor bedrooms and bathroom, access to the partly boarded loft via pull down ladder, uPVC double glazed window to the rear, storage cupboard and a radiator.

## Bedroom One

9'0" x 13'3" (max)

Double bedroom with fitted wardrobes to one wall with mirror fronted sliding doors, door leading into the en-suite, two uPVC double glazed windows to the front and a radiator.

## En-suite

5'11" (max) x 6'3" (max)

Fitted with a three piece suite consisting of a W.C, wash hand basin in vanity unit with mixer tap and shower cubicle. There are spotlights to the ceiling, tiled floor, Velux window, tiled splashbacks and a heated towel rail.

## Bedroom Two

12'9" (max) x 7'10"

Double bedroom with uPVC double glazed window to the front, fitted wardrobe to one wall with mirror fronted sliding door and a radiator.

## Bedroom Three

7'0" (max) x 11'8" (max)

Double bedroom with uPVC double glazed window to the side and a radiator.

## Bathroom

5'11" x 7'9"

Fitted with a modern three piece suite consisting of a wash hand basin in vanity unit, W.C and a panelled bath with shower head over. The floor is tiled along with part tiling to the walls, spotlights to the ceiling, uPVC double glazed privacy glass window to the side, extractor and a radiator.

## Games Room

8'2" x 15'11"

Former garage which has been changed into a games room and is now laid with carpet, spotlights to the ceiling, power points, cupboard housing the wall mounted gas boiler and a radiator. There is a side door providing access to the rear garden.

### Outside

The rear garden is low maintenance and laid with astro turf, along with a patio area and pathway through the garden. The garden is fully secured with fencing to the boundary and a gateway providing direct access to the driveway where there is a dwarf brick wall and off road parking.

The property is fronted with flower beds and mature shrubs. There is also the benefit of external lighting.

### Tenure

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

### 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 B

### Brochure Prepared

April 2024

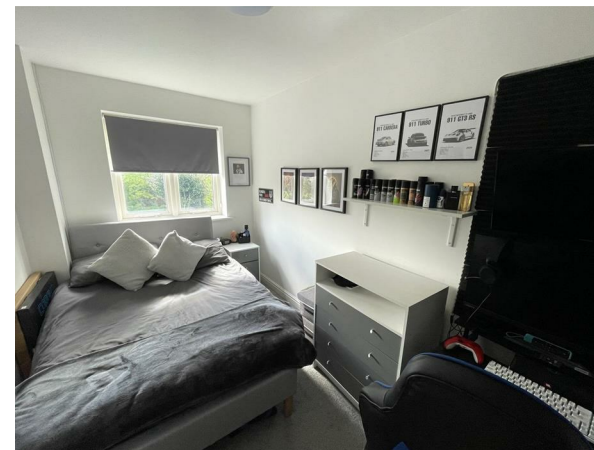
### Viewings

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

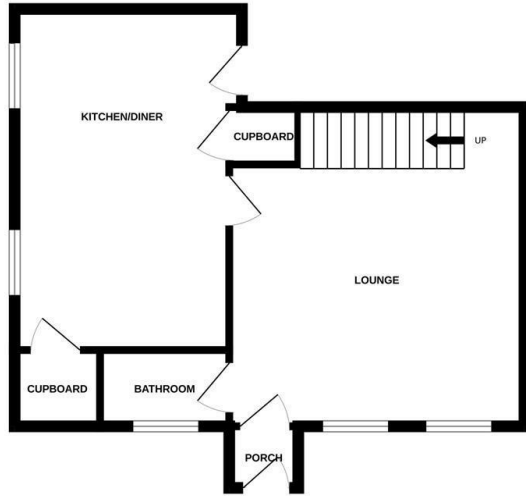
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

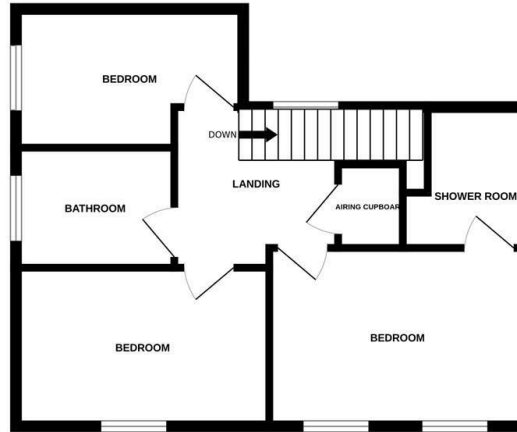




GROUND FLOOR



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			90
(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 <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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