



**ALBANY CLOSE, LOUTH, LN11**  
**GUIDE PRICE £525,000**



Located down a quiet cul-de-sac close to shops and amenities is this impressive four/ five bedroom detached house. This immaculate and well presented property internally features a recently fitted kitchen with dining area and a separate living room, a utility, downstairs W.C and an office/ downstairs bedroom. The first floor consists of four bedrooms with an en-suite to bedroom one and an additional family bathroom fitted with a modern four piece suite.

Externally the property benefits from front and rear gardens, a sizeable driveway and detached double garage.

Internal viewing is highly advised to appreciate all this 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**

Welcoming hallway with doors leading into the living room, office, W.C and kitchen. There is a staircase leading to the first floor landing with a useful under stair storage cupboard, a front door with uPVC double glazed windows either side, coving to the ceiling and a radiator.

### **Living Room**

11'10" x 18'0"

Bright and airy living room with uPVC patio doors leading out to the rear garden with uPVC double glazed windows either side and an additional uPVC double glazed bay window to the front. There is a feature fireplace, two radiators, coving to the ceiling and a door leading into the kitchen diner.

### **Kitchen Diner**

20'1" x 8'5" (max) + bay window 2'11" x 5'8"

Modern kitchen fitted only two years ago and comprises a range of wall, base and drawer units with a worksurface over and an additional range of comprehensive utility storage cupboards in the dining area. There is an integrated 'NEFF' oven and grill with an induction hob and extractor above and an integrated dishwasher. One and a half bowl inset sink unit with drainer and mixer tap, space for an American style fridge freezer, spotlights to the ceiling, tiled flooring, two vertical radiators, uPVC double glazed windows and patio doors to the rear and a door into the utility room.

### **Utility**

5'3" x 6'8"

Fitted with a range of wall and base units with a worksurface over with an under counter space for a washing machine. There is a one bowl stainless steel sink unit with mixer tap, wall mounted three year old 'Worcester' gas combination boiler, tiled splashbacks, coving to the ceiling, consumer unit, a radiator and a door leading out to the rear garden.

### **W.C**

2'11" x 7'4"

Fitted with a two piece suite consisting of a W.C and wash hand basin with mixer tap. The splashbacks are tiled, a uPVC double glazed privacy glass window to the front, coving to the ceiling and a radiator.

### **Office**

7'7" x 8'9"

Multi use room which is currently being used as an office by the current owners but could be a downstairs bedroom if required. There is a uPVC double glazed window to the front, coving to the ceiling and a radiator.

### **First Floor Landing**

Galleried landing with doors into all first floor bedrooms and bathroom. There is a built in storage cupboard which is fitted with shelving and a radiator. A uPVC double glazed window to the front, loft access hatch, coving to the ceiling and a radiator.

### **Bedroom One**

10'7" x 13'4"

Spacious double bedroom with a built in wardrobe to one wall with mirror fronted folding doors, fitted overbed storage units, coving to the ceiling, uPVC double glazed window to the rear, a radiator and a door into the en-suite.

### **En-suite**

6'2" x 7'11" (max)

Fitted with a modern three piece suite consisting of a shower cubicle with glass door, W.C and wash hand basin both in vanity unit. There is coving and spotlights to the ceiling, uPVC double glazed privacy glass window to the rear, partly tiled walls, fitted mirror with shaving point, extractor and a radiator.

### **Bedroom Two**

10'7" x 9'10"

Double bedroom with a uPVC double glazed window to the rear, fitted overbed storage units, built in wardrobe, coving to the ceiling and a radiator.

### **Bedroom Three**

12'1" x 7'5"

With built in wardrobe, coving to the ceiling, uPVC double glazed window to the front and a radiator.

### **Dressing Room/ Bedroom Four**

7'0" x 6'5"

With fitted wardrobes to one wall with spotlights, uPVC double glazed window to the front, coving to the ceiling and a radiator.

### **Family Bathroom**

6'4" x 10'0" (max)

Modern bathroom fitted with a four piece suite consisting of a shower cubicle with glass door, a panelled bath with shower attachment, .WC and wash hand basin both in vanity unit. There is a uPVC double glazed privacy glass window to the side, spotlights and coving to the ceiling, vertical radiator, tiled splashbacks and extractor.

### **Garage**

17'10" x 17'8"

Spacious detached double garage with power, lighting, two electric roller doors and fitted with shelving.

### **Outside**

The property is fronted with a sizeable driveway which provides ample off road parking and leads down to the double garage. There is gated access to the rear garden.

L-shaped corner rear garden which is mainly laid to lawn with a range of mature shrubs and bushes throughout. The garden features several patios, an area laid with turf and decking areas along with multiple features for gardening lovers such as raised flower beds and borders, a concreted and gravelled area for summer houses and garden shed. There is also the added benefit of a summer house in the corner with power and lighting and is on a raised surround with decking. The garden is fully secure with fencing to the boundary.

### **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 E

### **Brochure Prepared**

April 2024.

### **Viewings**

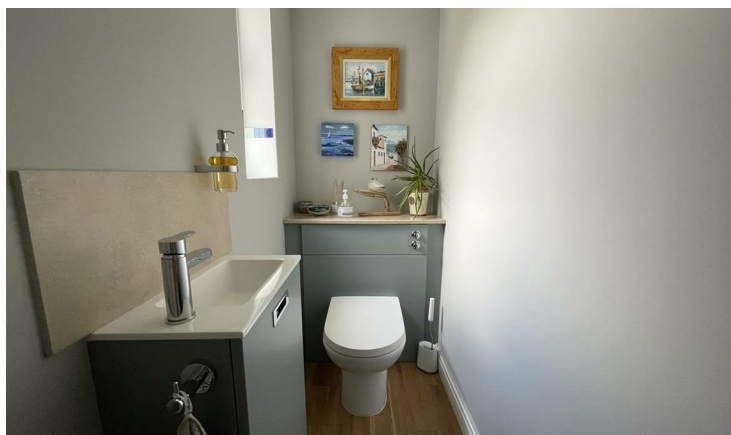
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

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

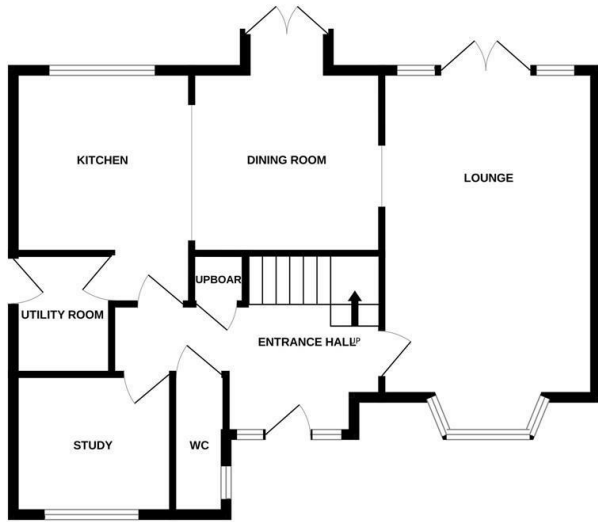
Saturday 9:00am to 1:00pm



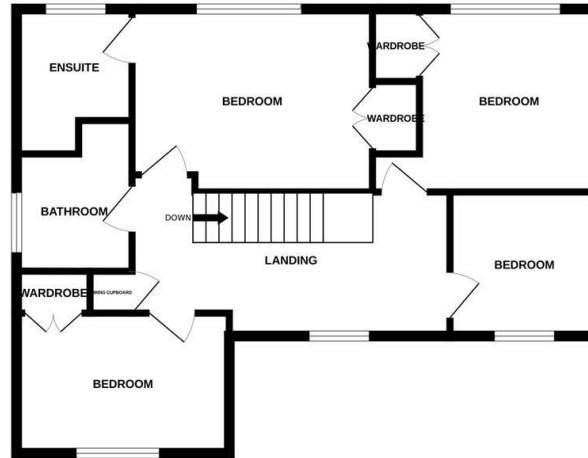




GROUND FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	84
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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