



PIPPIN CLOSE, LOUTH
GUIDE PRICE £310,000



TES Property is delighted to bring to the market this charming detached house located on Pippin Close in the picturesque town of Louth.

Upon entering, you are greeted by an entrance hallway leading you to the downstairs W.C, two spacious reception rooms, ideal for relaxing with family or hosting guests and the kitchen diner, which provides a lovely space for cooking and dining together.

On the first floor there are four bedrooms, giving you ample space for a large family or for those in need of a home office or guest room. The master bedroom features an en-suite bathroom, offering a touch of luxury and convenience. In addition, there is another well-appointed bathroom to serve the other bedrooms.

The rear garden is a delightful space, complete with a patio area perfect for alfresco dining on warm summer evenings. To the front, there is an open plan front garden as well as off-road parking for up to two vehicles, along with a single garage equipped with power and lighting.

Located within walking distance to the town, this property offers the perfect blend of tranquillity and convenience. It also comes with the added bonus of no onward chain.

Don't miss the opportunity to make this lovely house your new home in the heart of Louth.



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

Enter the property through a part glazed uPVC door into a welcoming hall with stairs to the first floor landing, laminate wood effect flooring, coving to the ceiling, central heating radiator and wall mounted heating thermostat.

Kitchen Diner

18'4" x 9'2"

Extended by the previous owners to offer a spacious dining kitchen, fitted with a comprehensive range of modern wall and base units with contrasting wood effect work tops with a sink and drainer with chrome mixer taps, integrated four burner electric hob with stainless steel extractor fan above and tower double oven and grill, there is also an integrated fridge freezer and dishwasher and space for a washing machine. There are two uPVC windows and a glazed uPVC door providing access to the rear garden and patio.

Dining Room / Sitting Room

10'1" x 9'1"

A multi purpose room that could also be a second living room, office or formal dining room with a uPVC window to the rear aspect overlooking the garden. There is a central heating radiator and coving to the ceiling.

Lounge

18'9" x 16'9"

The laminate wooden flooring from the hall continues into the living room. A feature uPVC bay window to the front aspect offers an attractive focal point, a second uPVC window also faces the front aspect, there are two central heating radiators and coving to the ceiling.

W.C.

Fitted with a white W.C and wash basin, a uPVC frosted window and radiator, coving to the ceiling and wood effect flooring.

First Floor Landing

A return staircase to the first floor with a uPVC window allowing natural light into the landing, there is coving to the ceiling a central heating radiator and useful airing cupboard housing the hot water cylinder. There is access to a part boarded loft space with a drop down ladder and doors to all first floor bedrooms.

Bedroom One

10'5" x 11'2"

With a uPVC window to the front aspect, a central heating radiator and coving to the ceiling, There is also a built in storage cupboard and access to the ensuite.

En-Suite

6'5" x 3'6"

With a frosted uPVC window and a three piece white suite comprising a W.C, shower cubicle with mains fed shower and vanity wash basin. There is an extractor fan and a shaving point, the walls are part tiled and there is a heated towel rail.

Bedroom Two

10'3" x 11'2"

Benefitting from fitted wardrobes, coving to the ceiling, a central heating radiator and a uPVC window to the rear aspect.

Bedroom Three

10'3" x 7'4"

With a uPVC double glazed window to the front aspect, coving to the ceiling and a central heating radiator

Bedroom Four

7'6" x 7'4"

With a uPVC double glazed window to the rear aspect, a central heating radiator and coving to the ceiling.

Bathroom

6'7" x 5'5"

Fitted with a three piece white suite comprising a 'P' shaped bath with glass screen, a mains fed shower, a W.C and a wash basin. The walls are partly tiled and there is a frosted uPVC double glazed window and a heated towel rail.

Outside

The front of the property has an open plan front garden mainly laid to lawn with flower beds, to the left of the property is a gravel driveway leading to a single detached garage with an up and over door, the garage is supplied with power and lighting.

A timber gate leads to the fully enclosed rear garden, the area is mainly laid to lawn with a with flower borders and a patio area.

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 D

Brochure Prepared

May 2024

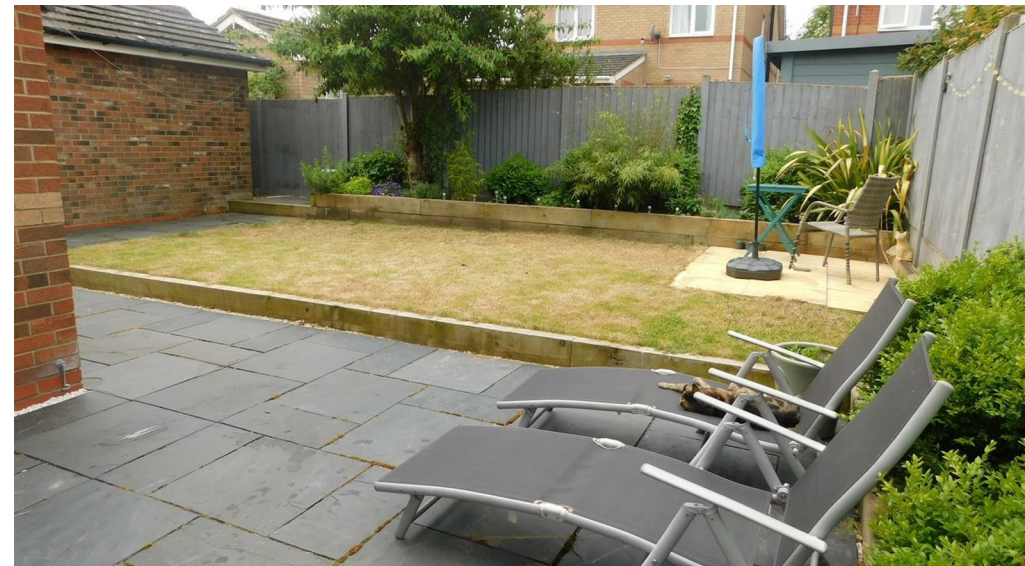
Viewings

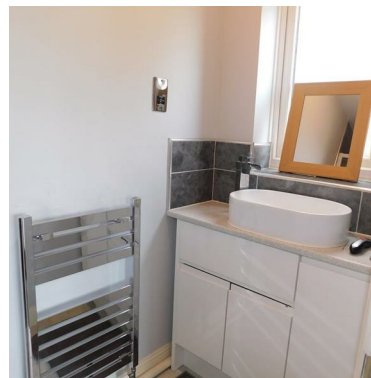
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

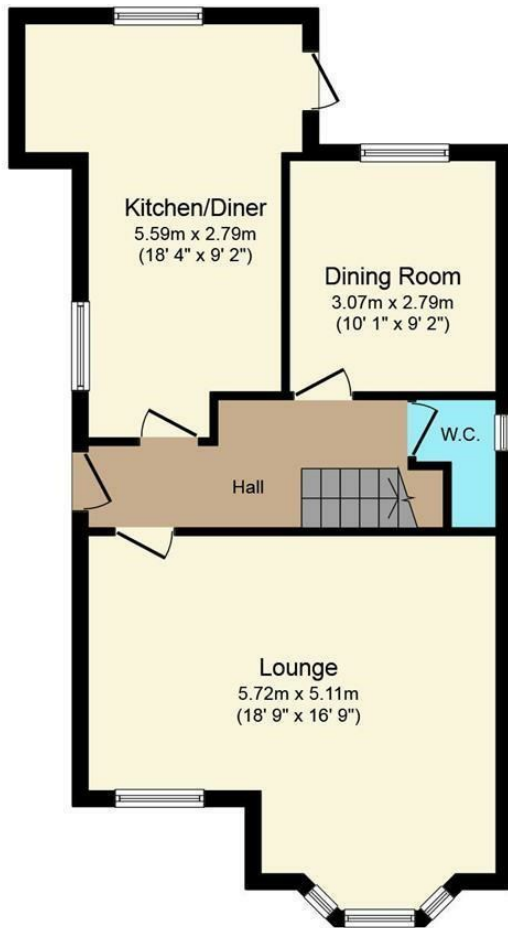
Opening Hours

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

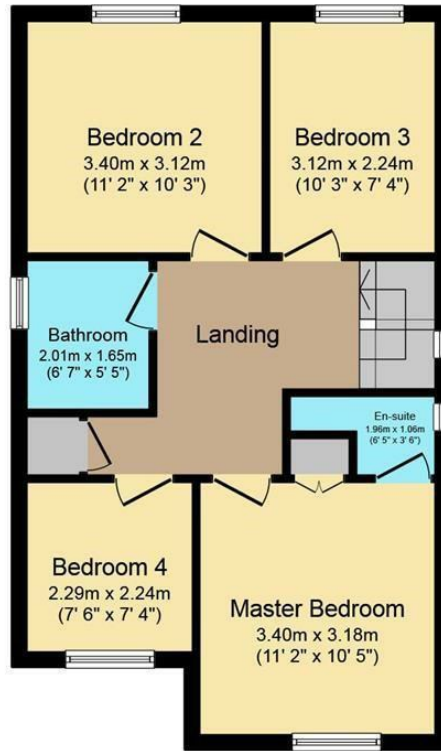
Saturday 9:00am to 1:00pm







Ground Floor



First Floor

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			
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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