



**BLANCHARD ROAD, LOUTH, LN11**  
**ASKING PRICE £465,000**



**\*NO ONWARD CHAIN\***

TES Property are delighted to offer for sale this impressive detached property located in a popular residential area of Louth, just a short drive into the town centre. This impressive family home boasts a kitchen, dining room, living room, five double bedrooms, two shower rooms and a family bathroom, there is plenty of space for everyone.

The property features a modern kitchen which has the added benefits of a water filter tap, water softener and much more. There are some other added bonuses including built in blinds to all windows and a garden filled with a wide range of fruit trees and mature plants.

If you are looking for a home with spacious accommodation, modern features, and a convenient location, this property is the perfect choice. Don't miss out on the opportunity to make this house your new home!



### **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.

The property is located on the popular Weavers Tryst estate, constructed in the late 90s/ early 00s.

### **School Catchment Area**

This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School. As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

### **Entrance Hallway**

Enter the property into a welcoming hallway with Karndean flooring, staircase leading to the first floor landing with plenty of understair storage space, a radiator and alarm.

### **Kitchen**

15'3" x 10'9" (max)

Modern kitchen fitted with a range of cream high gloss wall, base and drawer units with a complimentary worktop over, one and a half bowl stainless steel sink unit with drainer and mixer tap with water filter, Rangemaster with five ring burner and grill plate and double oven with grill and tray store and Rangemaster extractor hood above. There is an integrated dishwasher, water softener under the sink, space for an American style fridge freezer with water feed, cream tiled flooring and splashbacks, uPVC double glazed tilt window with built in blinds, a useful under stair storage cupboard and a radiator.

### **Utility Room**

5'6" x 7'0"

Fitted with a range of the same high gloss cream units as the kitchen with contrasting worktop with space and plumbing for a washing machine and tumble dryer, one bowl stainless steel sink unit with drainer and mixer tap, wall mounted consumer unit, cream tiled flooring, fitted shelving for boots and coat rack, uPVC double glazed door to the side, extractor and a radiator.

### **Downstairs W.C**

Fitted with a W.C and wash hand basin with tiled splashbacks, heated towel rail, extractor and continuation of Karndean flooring.

### **Lounge**

23'8" x 11'7"

With continuation of Karndean flooring, two radiators, uPVC double glazed tilt window to the front and a T.V aerial point. Glass panel bifold wooden doors lead into the dining room.

### **Dining Room**

12'1" x 17'2"

The Karndean flooring continues through into the vaulted ceiling dining room where there are uPVC double glazed tilt windows to the rear with inbuilt blinds, a radiator and bifold grey anthracite doors leading out to the side patio.

### **Study**

7'3" x 9'1"

Useful ground floor office space with continuation of Karndean flooring, uPVC double glazed window to the front, additional plug sockets and a radiator.

### **First Floor Landing**

With access to bedrooms one, two, three and the bathroom, uPVC double glazed window with built in blinds to the front, airing cupboard and a radiator. A staircase leads to the second floor landing.

### **Bedroom 1**

11'11" x 15'2"

Spacious double bedroom with two built in wardrobes to one wall, uPVC double glazed window with fitted blinds to the front, T.V aerial point and a radiator. A door leads into the en-suite.



### **En-Suite Shower Room**

7'11" x 8'5"

Fitted with a modern three piece suite consisting of a large glass walk in shower with shampoo, conditioner and shower gel dispensers and extractor in light fitting, wash hand basin and W.C. with splashbacks, a large heated towel rail, karndean flooring, uPVC double glazed window with fitted blinds to the rear and access to the loft hatch.

### **Bedroom 2**

9'5" x 11'6"

Double bedroom with uPVC double glazed window with fitted blind to the rear, T.V aerial point, radiator and a large double wardrobe which houses the wall mounted 'Ideal' boiler.

### **Bedroom 3**

9'5" x 9'11"

Double bedroom with large double wardrobe, T.V aerial point, uPVC double glazed window with fitted blind to the front and a radiator.

### **Family Bathroom**

6'2" x 9'6"

Fitted with a three piece suite consisting of a wood panel bath with shower head over with glass shower screen and curtain rail, W.C and wash hand basin. The walls are partly tiled, uPVC double glazed window with fitted blinds to the rear, karndean, large heated towel rail and extractor.

### **Second Floor Landing**

With access to bedrooms four and five and the shower room, radiator and a large storage cupboard with additional eaves storage.

### **Bedroom 4**

16'5" (max) x 9'6"

Double bedroom with large fitted wardrobe with further eaves storage, velux window to the rear and a uPVC double glazed window with fitted blind to the front, T.V aerial point and a radiator.

### **Bedroom 5**

16'5" (max) x 9'6"

Double bedroom with fitted double wardrobe, uPVC double glazed window with fitted blind to the front and a velux window to the rear, T.V aerial point, loft access, laminate flooring and a radiator.

### **Shower Room**

5'8" x 4'5"

Fitted with a three piece suite consisting of a W.C, wash hand basin and a shower cubicle with glass door, karndean flooring, uPVC double glazed window with fitted blind to the rear, partly tiled walls and extractor.

### **Double Garage**

18'2" x 17'1"

With electric roller door with personnel door to the side, space and plumbing for tumble dryer and fridge freezer, lighting, electricity, fitted shelving, bolted bike secure anchor points, mezz storage, wall mounted consumer unit, security camera linked to wifi and a tap.

### **Driveway & Front Garden**

The property is fronted with a shared bricked driveway which provides off road parking for multiple vehicles and leads to the garage and the front of the property. A mature front garden of trees and shrubs surrounded by hedging front the property with a pathway leading to the front door and down the side to an enclosed bin area with fencing and a water butt.

### **Rear Garden**

The rear garden is fully enclosed by walls and fencing and features a patio area to the side with an external sockets and filter and pump for water feature. To the rear of the garden there are areas of block paving and gravel throughout along with a wide variety of fruit trees and bushes such as apple, pear, raspberry, logan berry and many more, further details on the impressive range of plants can be provided in our TES Property office.

### **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.

### **Total Floor Area**

178m<sup>2</sup> / 1916ft<sup>2</sup>

### **Brochure Prepared**

July 2024.

### **Council Tax Band**

East Lindsey Council Tax Band F

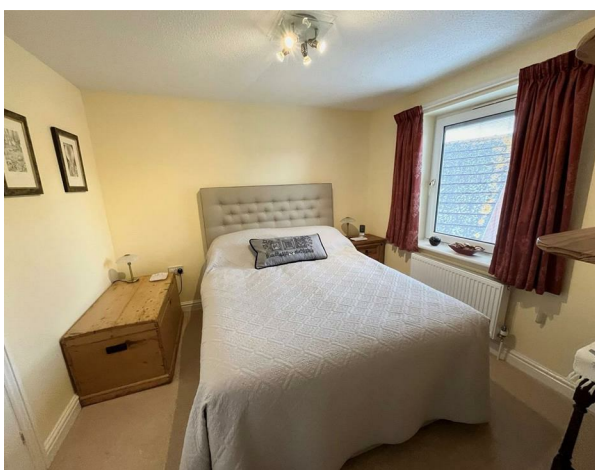
### **Viewings**

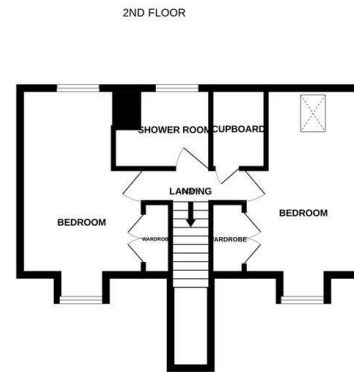
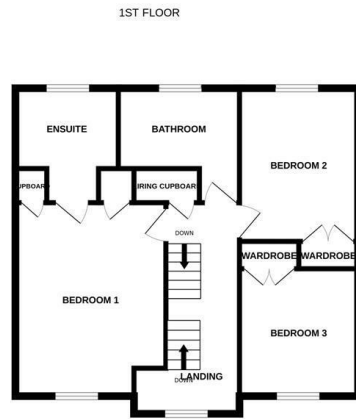
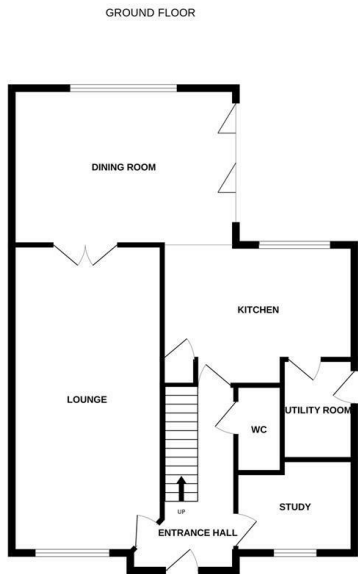
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

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

Saturday 9:00am to 1:00pm

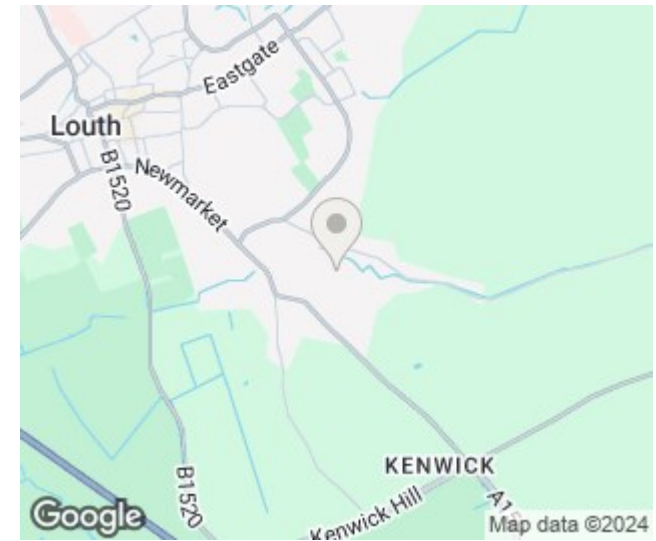




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		83	83
(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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