



**43 Spire View Road, Louth, LN11 8SL**  
**Asking Price £249,950**

TES Property bring to the market this semi detached family home located in a popular residential area of Louth. This attractive property internally consists of a kitchen diner, living room, three bedrooms and a modern bathroom. Externally benefitting from a sizeable driveway which provides ample off road parking and a secure low maintenance garden to the rear with storage sheds and summer house.

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.

### 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.

### Hallway



Enter the property via a wood effect uPVC front door into the hallway where there is a cloak storage area with radiator and shelving, consumer unit and staircase to the first floor.

### Living Room 13'0" x 17'1" +6'6" x 3'4" (3.97m x 5.21m +1.99m x 1.02m )



Bright and airy living room with dual aspect uPVC double glazed wood effect window to the side and walk in bay window to the front, feature log burner within brick recess with marble hearth and wooden mantle, coving to the ceiling, T.V aerial point and a radiator.

### Kitchen Diner 16'3" x 8'7" (4.96m x 2.64m )



Fitted with a range of wall, base and drawer units coated with grey vinyl with a white concrete effect worktop, stone tile splashbacks, one and a half bowl stainless steel sink unit with drainer, space and plumbing for washing machine, tumble dryer and fridge freezer, cupboard housing the wall mounted 'Worcester' boiler, integrated slimline dishwasher, four ring electric hob with grill and oven with extractor over, wood effect uPVC double glazed window and patio doors to the rear, Karndean flooring, a useful under stair storage cupboard and a radiator.

## First Floor Landing



With access to all first floor rooms and loft access hatch.

## Bedroom One 9'1" x 14'1" (2.79m x 4.31m )



Double bedroom with wood effect uPVC double glazed window to the rear, T.V aerial point and a radiator.

## Bedroom Two 9'1" x 11'9" (2.79m x 3.59m )



Double bedroom with wood effect uPVC double glazed window to the front, T.V aerial point and a radiator.

## Bedroom Three 6'9" x 7'10" (2.08m x 2.39m )



Single bedroom with wood effect uPVC double glazed window to the front and a radiator.

## Bathroom 7'2" x 6'9" (2.19m x 2.06m )



Fully tiled bathroom fitted with a modern three piece suite comprising a P shaped jacuzzi bath with mixer tap and shower over with glass shower screen, W.C and wash hand basin set within a wall length vanity storage unit, heated towel rail, wall mounted mirrored cabinet and a uPVC double glazed privacy glass window.

## Outside



The property is fronted with a paved driveway which provides off road parking for multiple vehicles. A pathway and secure gateway lead to the rear garden.

The rear garden is partly laid to lawn with a patio area to the front and paved pathways down either side leading to an additional paved area to the rear where there is a children's summer house and two useful sheds. The garden further features an outside tap, sensor lighting and a wall fixed washing line.

### 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

79m<sup>2</sup> / 851ft<sup>2</sup>

### Council Tax Band

East Lindsey Council Tax Band B

### Brochure Prepared

September 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)

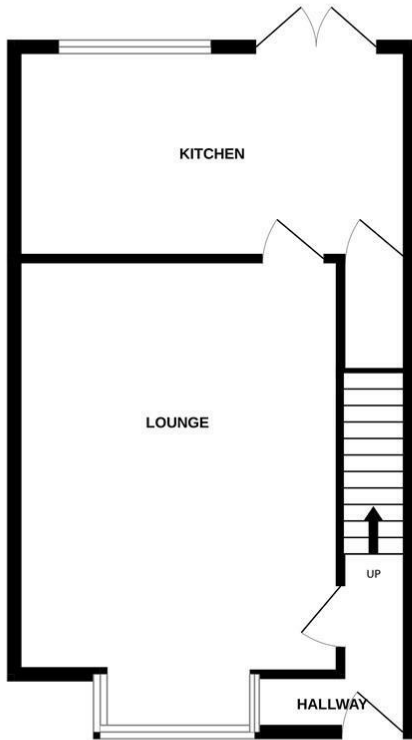
### Opening Hours

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

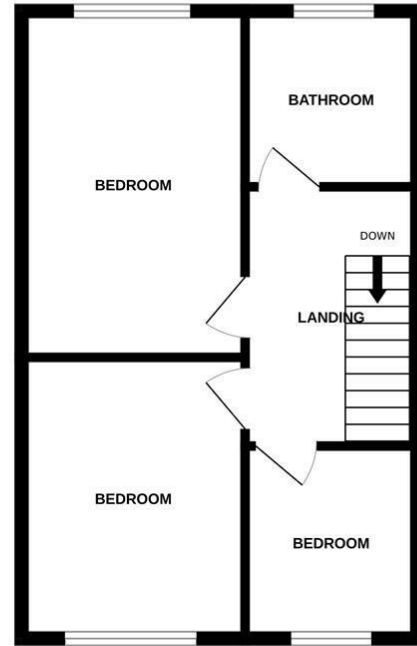
Saturday 9:00am to 1:00pm

# Floor Plan

GROUND FLOOR

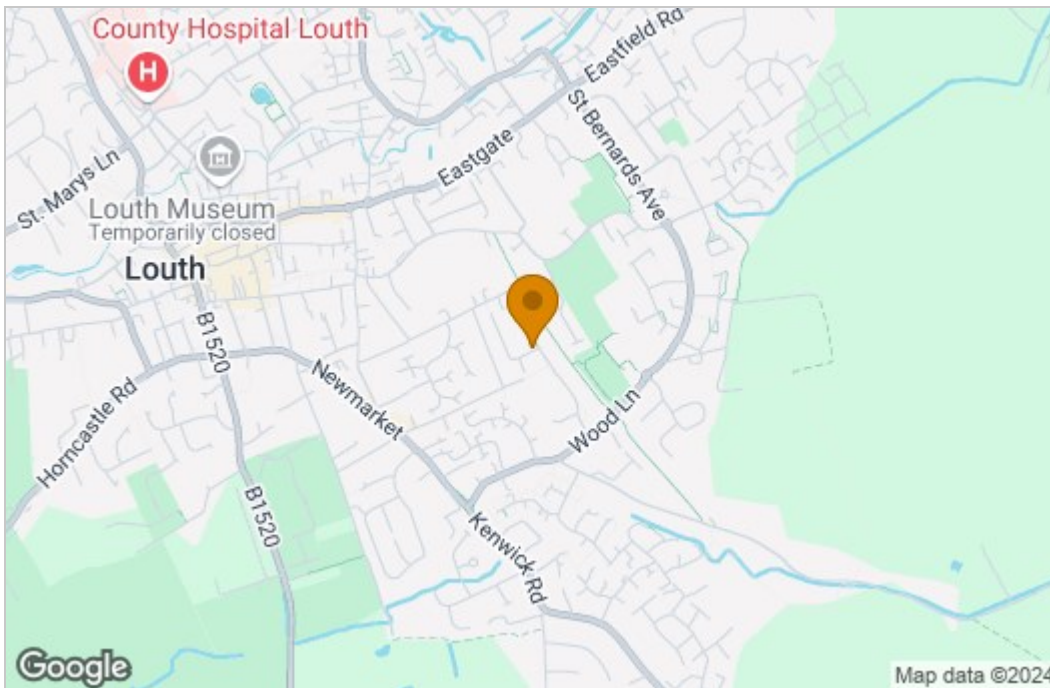


1ST FLOOR

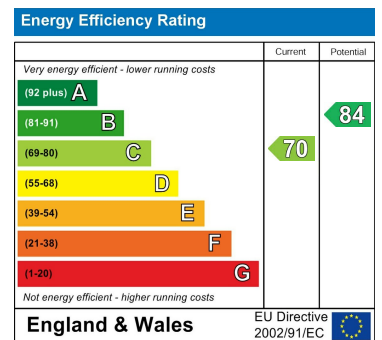


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



## Energy Efficiency Graph



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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