



30 Spire View Road, Louth, LN11 8SL
Asking Price £230,000

NO ONWARD CHAIN

Located in a sought after area of Louth, this two bedroom detached bungalow benefits from low maintenance front and rear gardens with a sizeable driveway and detached garage. Internally consisting of two bedrooms, dining kitchen, lounge, conservatory and bathroom, whether you are downsizing or looking for your retirement bungalow, this property can suit all your needs.

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



Welcoming hallway with uPVC front door, radiator, smoke alarm and built in storage cupboard and airing cupboard which is fitted with shelving and houses the hot water cylinder.

Dining Kitchen 9'10" x 12'3" (3.02m x 3.75m)



Fitted with a range of wall, base and drawer units with worktop over, one bowl sink unit with drainer and mixer tap, wall mounted 'Worcester' boiler, space for oven, washing machine and fridge freezer, ample dining space, tiled splashbacks, lino flooring, coving to the ceiling, uPVC double glazed window to the rear and door to the side and radiator.

Lounge 12'4" x 15'11" (3.76m x 4.86m)



Bright and airy room with dual aspect uPVC double glazed windows to the front and side, feature fireplace with bricked surround, T.V aerial point, coving to the ceiling, wall lighting and radiator.

Bedroom 1 9'10" x 11'9" (3.01m x 3.60m)



Double bedroom with fitted wardrobes with sliding doors to one wall, coving to the ceiling, radiator and uPVC double glazed window to the front.

Bedroom 2 9'10" x 9'11" (3.02m x 3.03m)



With coving to the ceiling, radiator and sliding uPVC patio door into the conservatory.

Bathroom 6'9" x 6'9" (2.08m x 2.06m)



Fitted with a three piece suite consisting of a bath with shower over and curtain rail, wash hand basin and W.C, tiled splashbacks, lino flooring, radiator and uPVC double glazed privacy glass window to the side.

Conservatory 12'3" x 12'8" (3.75m x 3.87m)



Accessed via bedroom 2, with dwarf brick wall with uPVC double glazed windows to all three exterior walls with uPVC patio doors to the side, heater and ceiling fan with light.

Outside



The property is fronted with a low maintenance front garden with gravel and a range of shrubs and bushes. A sizeable driveway provides ample off road parking and leads down to a single detached garage.

The rear garden is also low maintenance and features a greenhouse, several vegetable patches, fruit trees and a range of shrubs and plants. There are bushes and fencing to the boundary, pathways leading through the garden with gravelled areas and patio.

Garage 10'4" x 20'4" (3.15m x 6.2m)

With power, lighting, up and over door, window to the rear and door to the side.

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

61m² / 657ft²

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

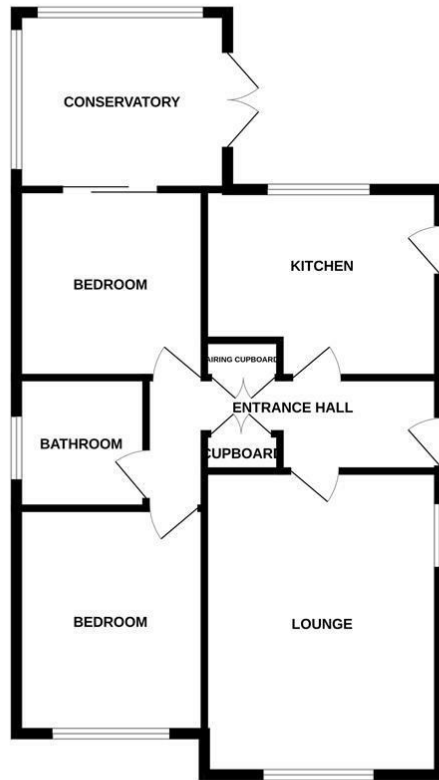
Opening Hours

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

Saturday 9:00am to 1:00pm

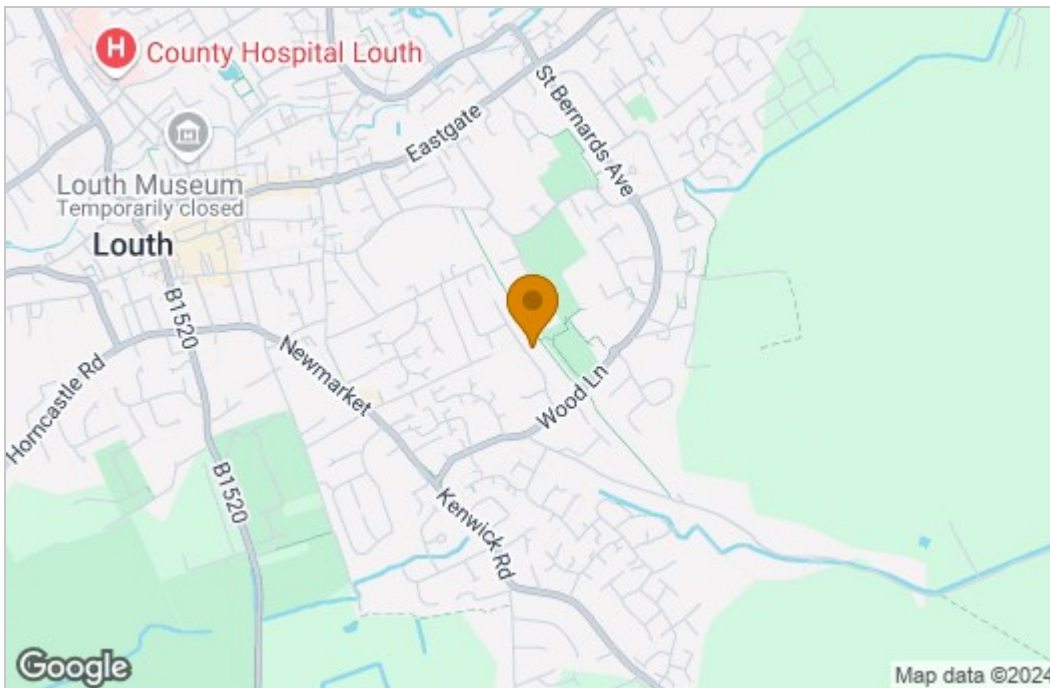
Floor Plan

GROUND FLOOR

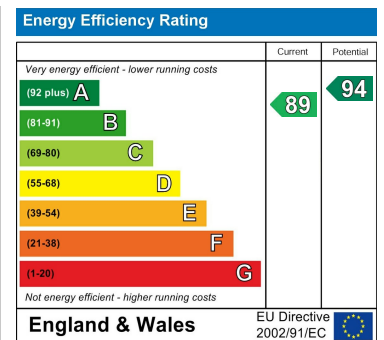


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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