



**13 Grosvenor Road, Louth, LN11 0BE**

**Asking Price £242,000**

TES Property bring to the market this well presented semi detached house located in a well maintained residential area of Louth. Located on a sizeable corner plot with front and rear gardens with a driveway and single detached garage.

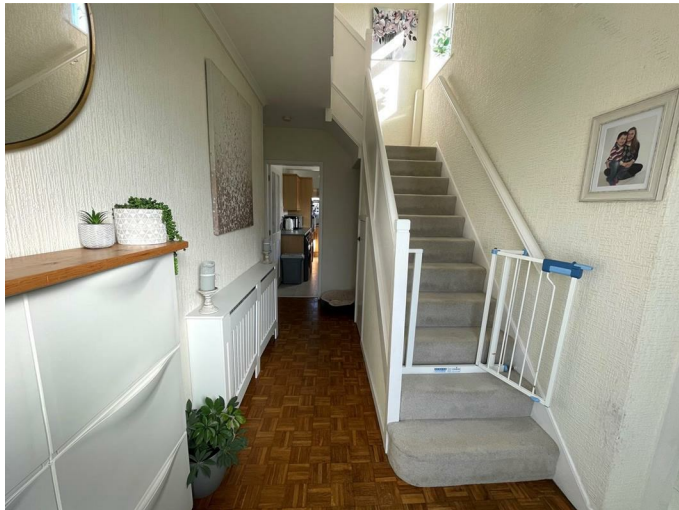
The property features an entrance hallway with useful storage space below, kitchen, living room, dining room and ground floor shower room. Two double bedrooms, an additional third bedroom and bathroom to the first floor.

### **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**



Enter the property through a part glazed uPVC door into a light and welcoming hall with wooden floor covering, stairs to the first floor landing and a radiator. There is a useful under stair storage cupboard and coat hooks.

### **Kitchen 13'10" x 7'4" (4.24 x 2.26)**



A well appointed kitchen having dual aspect uPVC double glazed windows to the rear and side aspect. Fitted with a comprehensive range of wooden shaker style wall and base units with contrasting work tops incorporating a ceramic sink and drainer with chrome mixer taps and tiled splash backs. There is plumbing for a dishwasher and washing machine as well as space for a dryer and 'American' fridge freezer. Built in eye level double oven, grill and a four burner gas hob with extractor fan above.

### **Dining Room 10'11" x 11'5" (3.35 x 3.48)**



A well proportioned room with uPVC French doors providing direct access to the rear patio. There is a radiator and the original built in storage cupboards to each side of the chimney breast. Open plan into:-

### Living Room 13'1" x 12'7" (4.01 x 3.86)



A light and fresh living room with a uPVC bay window to the front aspect and a radiator as well as space on the chimney breast wall for an electric fire.

### Ground Floor Shower Room 4'4" x 8'7" (1.32m x 2.62m)



Fitted with a modern white three piece suite comprising a W.C, a wash hand basin with tiled splash backs and a shower cubicle with electric shower. There is a radiator and a frosted uPVC double glazed window to the side aspect.

### First Floor Landing



Galleried landing with a uPVC double glazed window to the side aspect allowing the area to be flooded with natural light. There is access to the loft space and doors to all first floor rooms.

### Bedroom 1 10'11" x 11'5" (3.35 x 3.48)



Benefitting from fitted wardrobes to each side of the chimney breast wall, a radiator and uPVC double glazed window to the rear aspect.

### Bedroom 2 12'1" x 10'2" (3.7 x 3.1)



Having Fitted wardrobes, a radiator and uPVC double glazed window to the front aspect.

### Bedroom 3 8'5" x 8'2" (2.57 x 2.51)



Having a radiator and a uPVC double glazed window to the front aspect.

### Family Bathroom 7'4" x 7'10" (2.26 x 2.41)



Fitted with a white three piece suite comprising a W.C, wash hand basin and a panelled bath with shower over and a shower screen. As well as a useful airing cupboard housing a wall mounted gas boiler and a uPVC double glazed frosted window to the side aspect.

### Front Garden

The front of the property is a low hedge marking the perimeters with a wooden gate and path leading to the front door. To the side of the property is a wide driveway providing ample off road parking and leading to the detached single garage.

### Rear Garden



The rear garden is fully enclosed and mainly laid to lawn with mature shrubs and flower borders and two patio areas.

### Garage



Single detached brick built garage with up and over door, power and lighting as well as a rear wooden window and side pedestrian door. The current owners have partitioned off part of the garage for a work room (this can easily be removed).

### 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

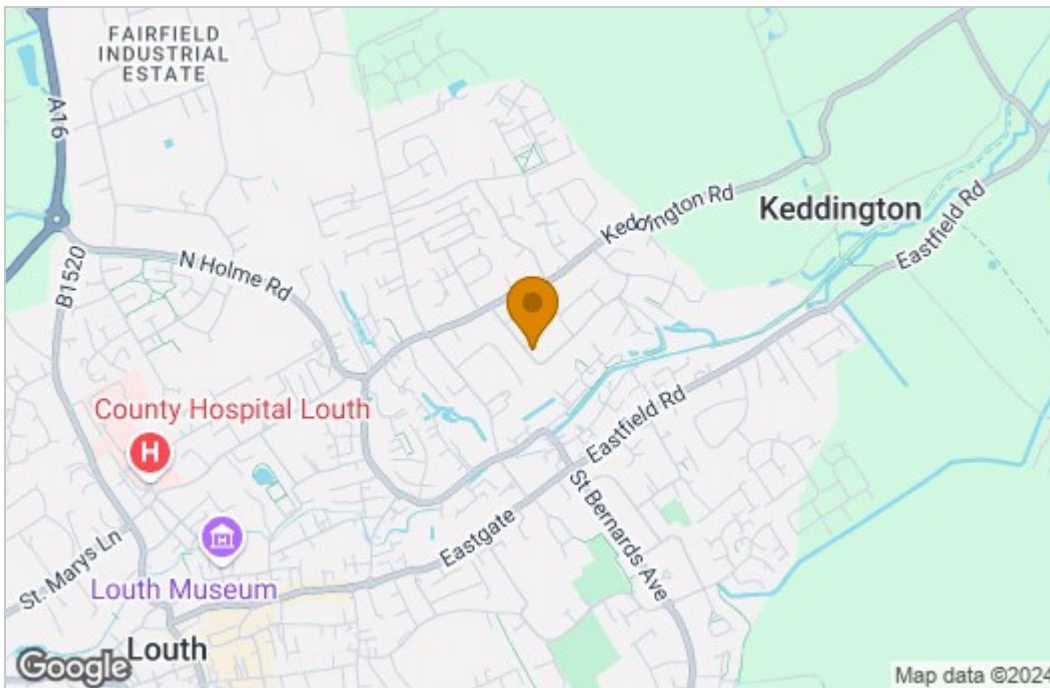
East Lindsey Council Tax Band B

### Viewings

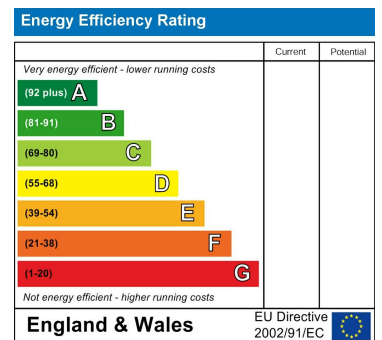
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

# Floor Plan

## 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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY  
Tel: 01507 601633 Email: [survey@tes-property.co.uk](mailto:survey@tes-property.co.uk) [www.tes-property.co.uk](http://www.tes-property.co.uk)