



1 Woodway, Louth, LN11 8BG
Asking Price £219,995

TES Property bring to the market this semi detached family home located in the market town of Louth, close to all amenities including schools, the leisure centre and much more. The property benefits from an enclosed rear garden, driveway with off road parking for multiple vehicles and a detached garage.

Internally comprising an entrance hall, lounge diner, breakfast kitchen with utility off, four bedrooms and a modern bathroom.

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

Welcoming entrance hall with uPVC front door with side panel, wooden flooring, staircase to the first floor landing with a useful storage space below, smoke alarm and radiator. Doors lead into the lounge and kitchen.

Breakfast Kitchen 10'5" x 12'5" (3.18m x 3.81m)



Fitted with a range of high gloss wall, base and drawer

units with worktop over and breakfast bar to the side. One and a half bowl stainless steel sink unit with drainer and mixer tap and under counter space for washing machine and dishwasher and further space for a fridge freezer. Integrated oven and grill with four ring electric hob and extractor above. Continuation of wooden flooring, uPVC double glazed window to the rear, smoke alarm and radiator. An opening leads through into the utility room

Utility Room 6'0" x 8'11" (1.85m x 2.74m)



With uPVC door to the side which leads out to the rear garden, dual aspect uPVC double glazed window to the front and side, radiator and space for tumble dryer.

Lounge Diner 11'5" x 19'11" (3.48m x 6.08m)



Sizeable lounge with dining space to the front, continuation of wooden flooring and feature gas fireplace with wooden surround. There is a uPVC double glazed window to the front along with a uPVC sliding patio door to the rear, T.V aerial point, coving to the ceiling, dado rail and two radiators.

First Floor Landing

With solid oak doors into all first floor rooms, loft access hatch, luxury vinyl tiles and smoke alarm.

Bedroom 1 9'10" x 10'2" (3.02m x 3.11m)



Continuation of luxury vinyl tiles, uPVC double glazed window to the front, built in wardrobes with mirror fronted sliding doors, coving to the ceiling and a radiator.

Bedroom 2 10'11" x 11'3" (max) (3.33m x 3.45m (max))



Continuation of luxury vinyl tiles, uPVC double glazed window to the front, coving to the ceiling and a radiator.

Bedroom 3 9'2" x 8'7" (2.80m x 2.64m)



Continuation of luxury vinyl tiles, uPVC double glazed window to the rear, coving to the ceiling and a radiator.

Bedroom 4 9'7" x 6'11" (2.94m x 2.13m)

Continuation of luxury vinyl tiles, uPVC double glazed window to the rear, coving to the ceiling and a radiator.

Bathroom 5'7" x 7'5" (1.71m x 2.28m)



Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower over and glass shower screen and wash hand basin in vanity unit with storage cupboards. Tiled flooring, uPVC double glazed window to the rear, extractor and heated towel rail.

Outside



The property is fronted with a sizeable driveway which provides off road parking for multiple vehicles and leads to the single garage. Mature hedging to the front and side adds privacy and a secure gateway leads down the side of the property to the rear garden. There is external lighting.

The rear garden is fully enclosed with fencing and hedging to the boundary. Mainly laid to lawn with a patio area and pathway down the side leading to a gravelled area with concrete base for garden shed. Outside tap and power point.

Garage

Single detached garage with power, lighting, up and over door and additional personnel 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

106m² / 1,141ft²

Brochure Prepared

September 2024.

Council Tax Band

East Lindsey Council Tax Band A

Viewings

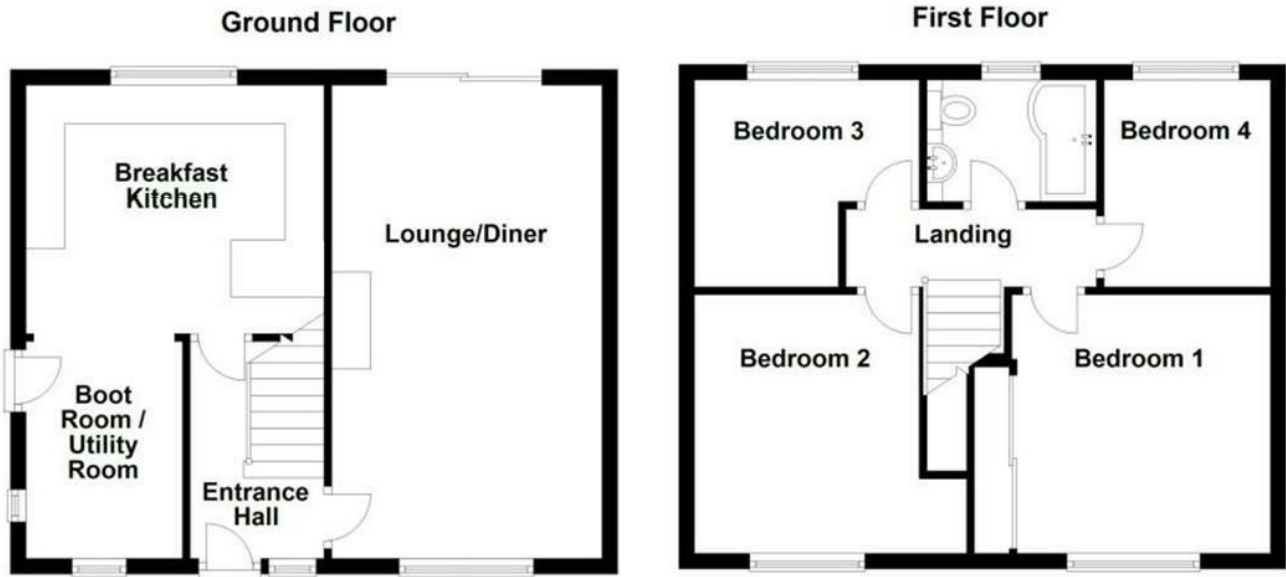
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

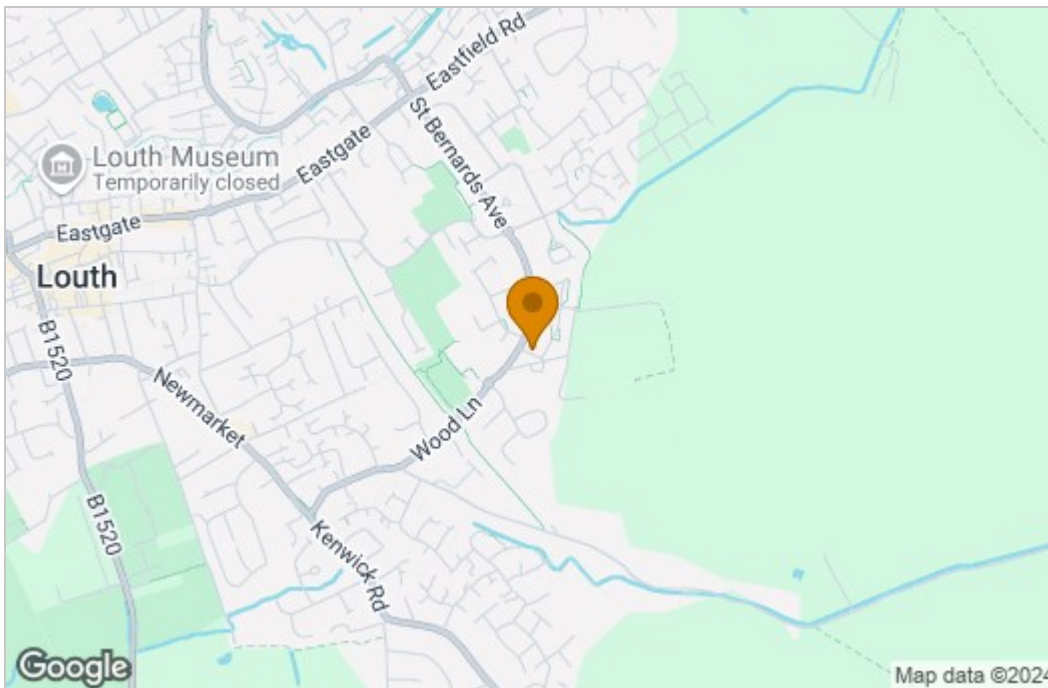
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

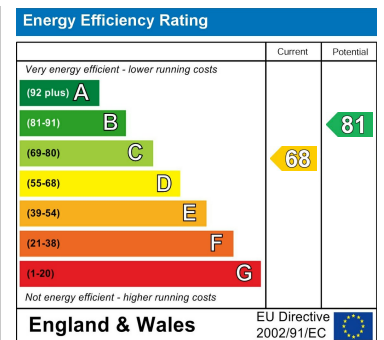
Floor Plan



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 www.tes-property.co.uk