



74 Chestnut Drive, Louth, LN11 7AY

Asking Price £240,000

TES Property bring to the market this well maintained family home located in a popular residential area of Louth. Benefitting from a modern kitchen with integrated appliances, recently fitted double glazed windows and a new central heating boiler. Internally the property consists of an entrance hallway, open plan kitchen diner with sun room off and an additional living room. To the first floor there are two generously sized bedrooms with an extra bedroom / study and a modern bathroom.

Enclosed rear garden which is mainly laid to lawn with patio areas and wooden shed. To the front of the property is a driveway which provides off road parking for multiple vehicles.

Internal viewing is highly recommended to appreciate all this lovely property has to offer!

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.

Entrance Hall



Welcoming hallway with uPVC front door with frosted glass panels to either side and uPVC double glazed window to the side. A staircase leads to the first floor landing with a useful under stair storage cupboard below, with laminate flooring, spotlights to the ceiling, smoke alarm and a radiator.

Living Room 12'3" x 14'11" (3.75m x 4.57m)



Bright and airy room with uPVC double glazed window to the front. The focal point is the fireplace with electric fire. Double doors lead into the kitchen, there is a T.V aerial point, coving to the ceiling and a radiator.

Open Plan Kitchen Diner



Kitchen Diner 9'3" x 19'6" (2.84m x 5.96m)



Modern kitchen fitted with a range of high gloss grey

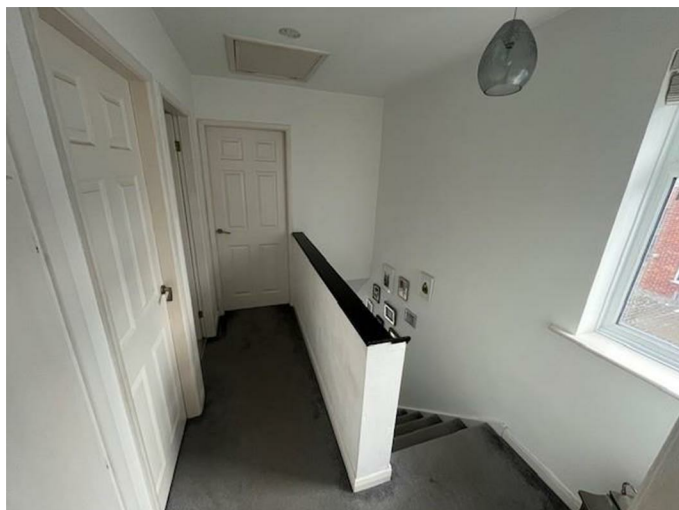
wall, base and drawer units with a complimentary marble worktop with upstands. Benefitting from an integrated 'Lamona' microwave and oven, an integrated dishwasher and fridge freezer, one bowl sink unit with drainer and mixer tap and four ring electric hob with pull out extractor above. uPVC double glazed window to the rear, radiator, spotlights to the ceiling and smoke alarm. Ample dining space to the side and Herringbone style Karndean flooring leads through and continues into sun room.

Sun Room 9'4" x 11'7" (2.87m x 3.54m)



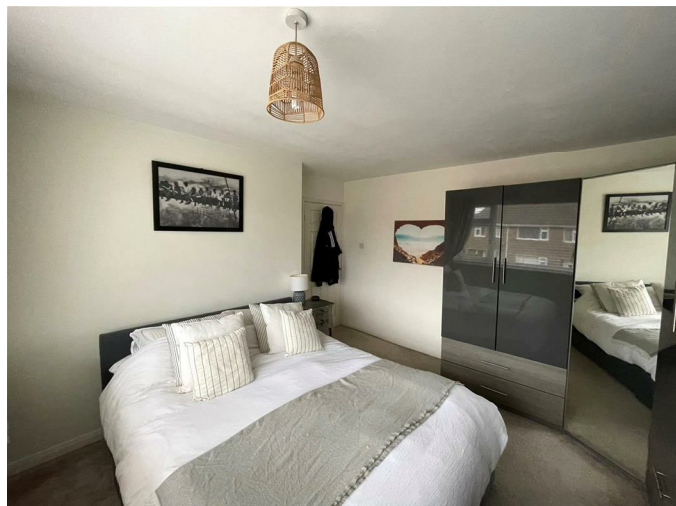
Continuation of flooring with underfloor heating, uPVC French doors lead out to the rear garden and uPVC double glazed window to the side. Spotlights to the ceiling and T.V aerial point.

First Floor Landing



With access to all first floor rooms. uPVC double glazed window to the side, smoke alarm and loft access hatch. A built in storage cupboard which is fitted with shelving and houses the 'Ideal' gas boiler.

Bedroom 1 11'6" x 11'10" (3.53m x 3.63m)



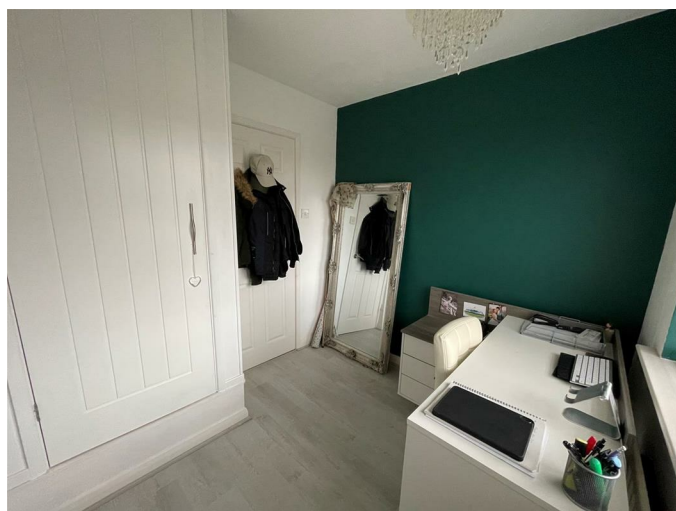
Double bedroom with uPVC double glazed window to the front and a radiator.

Bedroom 2 12'5" x 10'7" (3.80m x 3.23m)



Double bedroom with uPVC double glazed window to the rear and a radiator.

Bedroom 3 / Study 7'6" x 7'7" (2.29m x 2.32m)



Multiuse room which could make a single bedroom or a

cosy study, with uPVC double glazed window to the front, laminate flooring and a radiator. There is a built in storage cupboard to one wall which is fitted with shelving and a clothes rail.

Bathroom 6'11" x 8'8" (2.11m x 2.66m)



Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower over and glass shower screen, W.C and wash hand basin with vanity unit. There is a heated towel rail, spotlights to the ceiling, tiled splashbacks, shaving point, lino flooring and a uPVC double glazed privacy glass window to the rear.

Outside



The property is fronted with a sizeable driveway with parking for multiple vehicles and fronted with a dwarf brick wall.

The rear garden is fully secure with fencing to the boundary and a secure gateway to the front. Being mainly laid to lawn with a spacious patio area with an additional raised area, perfect for alfresco dining and entertaining in the summer months. Further comprising an outside tap, wooden garden shed, lighting, wooden planters and gravelled area.

Services

Mains water, gas, drainage and electricity are understood to be connected along with underfloor heating in the sun room. 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

88m² / 948ft²

Council Tax Band

East Lindsey Council Tax Band B

Brochure Prepared

October 2024.

Viewings

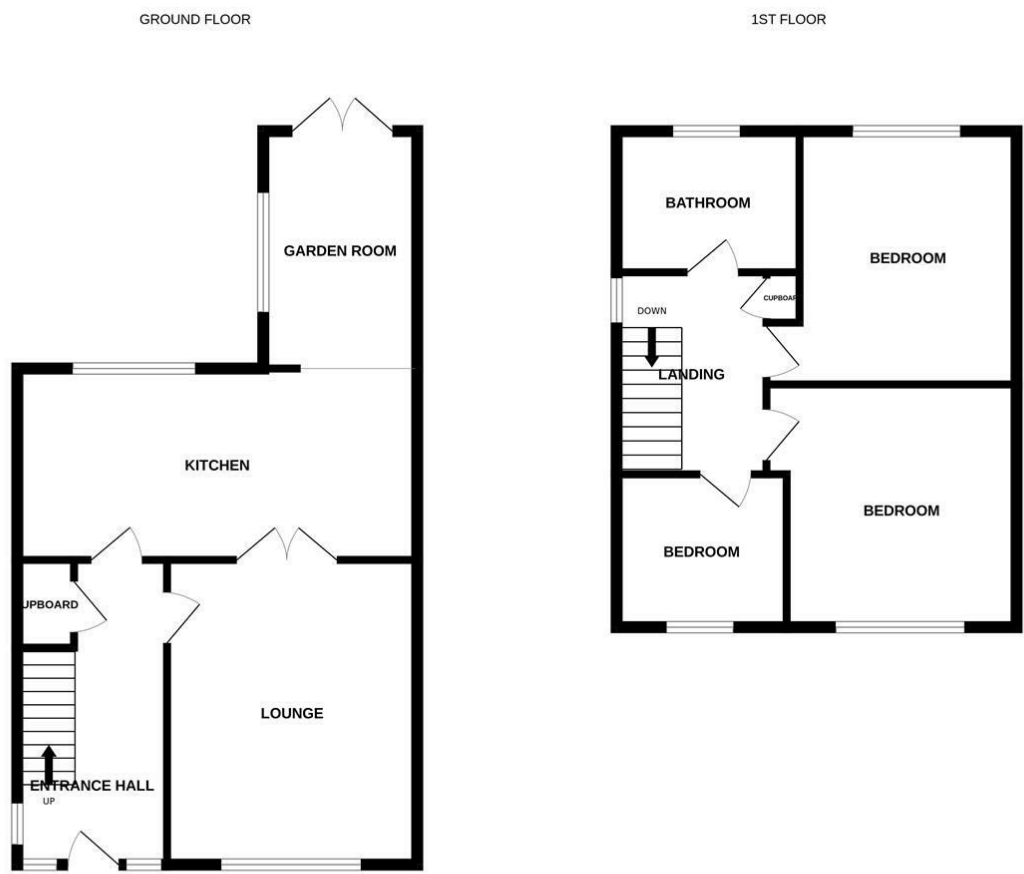
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan

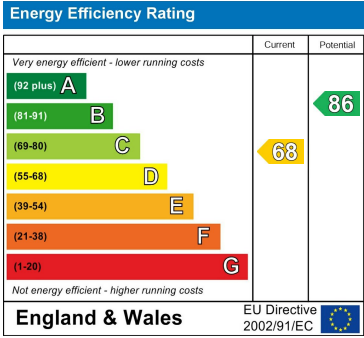


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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