



5 Wallflower Lane, Louth, LN11 0FW

Asking Price £249,950

Still Under New Build Warranty

TES Property bring to the market this delightful semi detached family home located on the popular Westfield Park estate in Louth, close to the town centre and all it's amenities. Comprising a modern dining kitchen to the rear with patio doors leading into the garden, a cosy living room, utility and ground floor W.C. The first floor consists of three bedrooms with an en-suite to bedroom one, along with a modern family bathroom. A driveway provides ample off road parking and also benefits from a garage. 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 LVT flooring, smoke alarm and fitted unit housing the underfloor heating controls. Doors lead into the living room, dining kitchen and W.C and a staircase leads to the first floor landing.

W.C 2'4" x 5'2" (0.73m x 1.6m)

Fitted with a W.C and corner wash hand basin with tiled splashback and extractor.

Living Room 10'5" x 14'9" (3.18m x 4.52m)



Cosy living room with uPVC double glazed window to the front and T.V aerial point.

Kitchen Diner 16'11" x 9'9" (5.18m x 2.98m)



Modern kitchen fitted with a range of shaker style wall, base and drawer units with a contrasting worktop over. Integrated 'NEFF' oven with four ring induction hob and extractor above, integrated dishwasher, fridge freezer and 1.5 bowl sink unit with drainer and mixer tap. Further comprising a breakfast bar to the side, continuation of LVT flooring, uPVC double glazed window and patio doors to the rear, ample dining space, T.V aerial point and spotlights to the ceiling. A door leads into the utility room.

Utility 5'2" x 10'5" (1.6m x 3.18m)



Useful utility space fitted with a range of matching wall and base units with the same contrasting worktop over, there is a one bowl stainless steel sink unit with drainer and mixer tap, under counter space and plumbing for washing machine and tumble dryer. A cupboard houses the 'Worcester' gas boiler, uPVC double glazed window to the side and consumer unit.

First Floor Landing



First floor landing providing access to all bedrooms and the bathroom. A cupboard houses the hot water cylinder and is fitted with shelving, there is a smoke alarm, loft access hatch and a radiator.

Bedroom 1 13'5" (max) x 13'8" (4.11m (max) x 4.18m)



With uPVC double glazed window to the front, T.V aerial point and a door into the en-suite.

En-Suite 7'0" x 4'5" (2.14m x 1.35m)



Fitted with a modern three piece suite consisting of a walk in shower with waterfall shower head, W.C and wash hand basin in vanity unit with storage cupboards below. The walls are fully tiled, there are spotlights to the ceiling, uPVC double glazed privacy glass window to the front, extractor, shaving point and heated towel rail.

Bedroom 2 9'8" x 8'11" (2.95m x 2.73m)



With uPVC double glazed window to the rear, T.V aerial point and a radiator.

Bedroom 3 9'7" x 7'8" (2.94m x 2.34m)



With uPVC double glazed window to the rear, T.V aerial point and a radiator.

Bathroom 6'8" x 5'4" (2.05m x 1.64m)



Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower head over and glass shower screen, W.C and wash hand basin in vanity unit with storage cupboards below. The walls are fully tiled, there are spotlights to the ceiling, shaving point. heated towel rail and extractor.

Rear Garden



The rear garden is mainly laid to lawn with a patio area, perfect for alfresco dining in the summer months. There are a range of shrubs and plants in barked planters and wooden fencing to the boundary. There is an outside tap.

Driveway & Garage

The block paved driveway runs down the side of the property and leads to the single garage which has an up and over door, power, lighting and 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.

Brochure Prepared

January 2025.

Council Tax Band

Band B.

Viewings

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

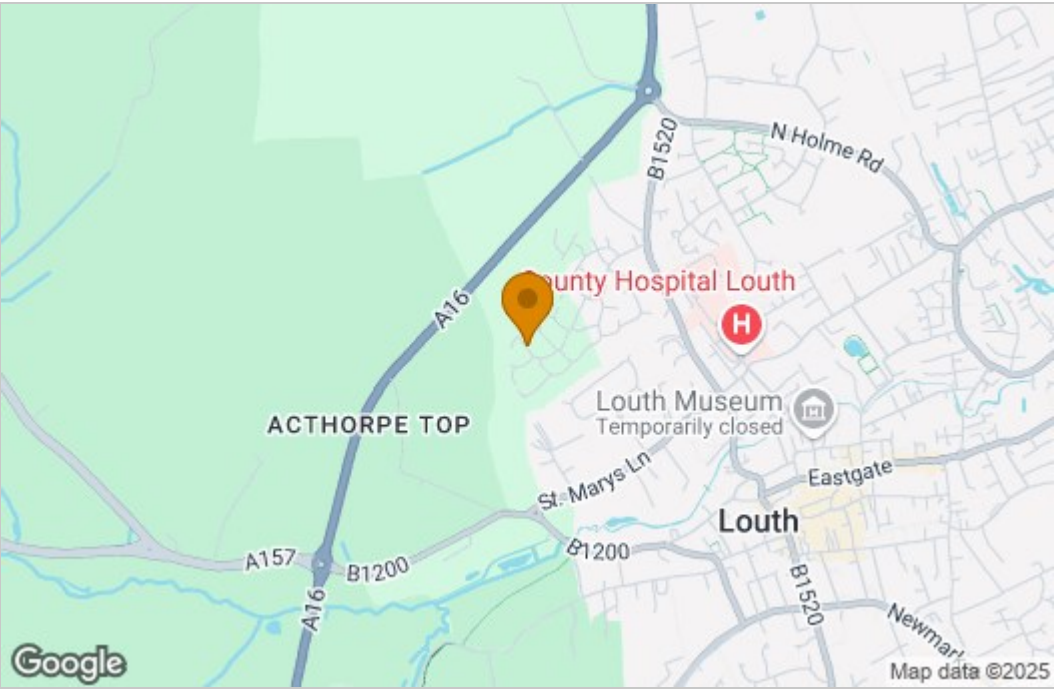
Opening Hours

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

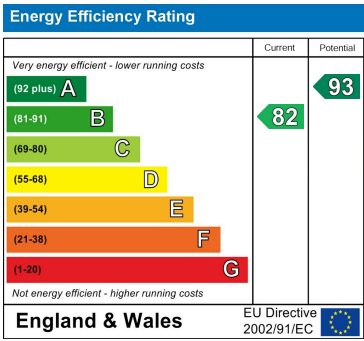
Saturday 9:00am to 1:00pm

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.