



ERESBIE ROAD, LOUTH, LN11
ASKING PRICE £450,000



TES Property bring to the market this well maintained detached house located on a popular residential estate in Louth, just a short drive to the town centre. The three storey property features an open plan kitchen diner with living room off, along with a utility, office and W.C to the ground floor. As you head up to the first floor you will find three bedrooms, an en-suite to bedroom one and an additional family bathroom. The second also features an additional two bedrooms and shower room, providing the perfect versatile family home to suit all your needs.

Externally the property features a driveway and double garage along with a low maintenance rear garden. Viewing is highly advised.



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

Entrance via uPVC glazed door into the hallway.

Hallway

Welcoming hallway with radiator, staircase to first floor with a useful understair storage cupboard, 'Viessmann' wall mounted heating controls and a smoke detector.

Office

9'1" x 7'3"

With radiator and uPVC double glazed window to front.

Downstairs Toilet

3'1" x 5'8"

Fitted with a pedestal wash hand basin and W.C, along with a radiator, tiled splashbacks, tiled flooring and extractor fan.

Open Plan Kitchen Diner

27'5" x 16'0"

Large open space fitted with a range of high gloss white wall, base and drawer units with a granite worktop over with a kitchen island with additional base storage and matching granite worktop. Integrated appliances including a dishwasher, two 'Bosch' integrated ovens and grills, five ring gas hob with extractor above and a one and a half Belfast sink unit with drainer. There is grey tiled flooring, space for an American style fridge freezer, spotlights to the ceiling, door to storage cupboard with shelving, uPVC double glazed windows to rear, two Velux windows, anthracite patio doors to rear garden and three radiators.

Utility Room

5'7" x 6'11"

With uPVC glass panelled door to the side, wall mounted consumer unit and 'Viessmann' combination boiler and extractor fan. Matching high gloss wall units with worktop over and space below for washing machine and tumble dryer. There is a stainless steel sink and drainer, radiator, tiled flooring and tiled splashbacks.

Living Room

11'7" x 15'10"

Accessed via the kitchen diner, with two radiators, uPVC double glazed window to front and wood effect flooring.

First Floor Landing

With radiator, uPVC double glazed window to front, smoke detector and airing cupboard for storage.

Bedroom 1

11'10" x 15'2"

With radiator, uPVC double glazed window to front and two built in wardrobes. A door leads into the en-suite.

En Suite Bathroom

7'11" x 6'1"

Fully tiled room fitted with a three piece suite consisting of a roll top free standing style bathtub with central taps and shower attachment, W.C and wash hand basin. There is a towel radiator and a uPVC double glazed privacy glass window to rear.

Family Bathroom

6'1" x 9'5"

Fitted with a panelled bath with shower attachment and curtain rail, W.C and wash hand basin. Further comprising a radiator, uPVC double glazed privacy glass window to rear, tiled walls and extractor.

Bedroom 2

9'4" x 11'5"

With radiator, uPVC window to rear and fitted wardrobes.

Bedroom 3

9'4" x 9'10"

With uPVC double glazed window to front, radiator and fitted wardrobes.

Second Floor

Landing

Storage cupboard and radiator.

Bedroom 4

9'8" x 14'4"

With fitted wardrobes, uPVC double glazed window to front, double glazed Velux window to rear and a radiator.

Bedroom 5

9'10" x 16'4" max.

With fitted wardrobes, uPVC double glazed window to front, uPVC double glazed Velux window to rear, radiator and loft access hatch.

Shower Room

5'9" x 4'4"

Fitted with a shower cubicle, W.C and wash hand basin, along with a uPVC double glazed window to rear, part tiled walls, tiled flooring, radiator, shaver point and extractor.

Front Garden

Shared driveway leads to side parking, driveway and a double garage.

Rear Garden

Low maintenance rear garden featuring a patio area leading to an area which is laid to lawn, and a side patio area behind the garage. There is an outside tap and gated access to the side pathway.

Double Garage

17'8" x 17'0"

With two up and over doors, power and lighting. A uPVC double glazed window and pedestrian door to 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.

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

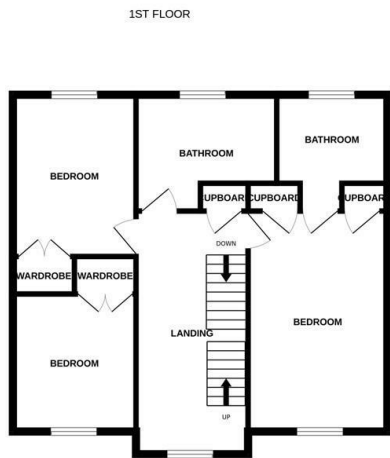
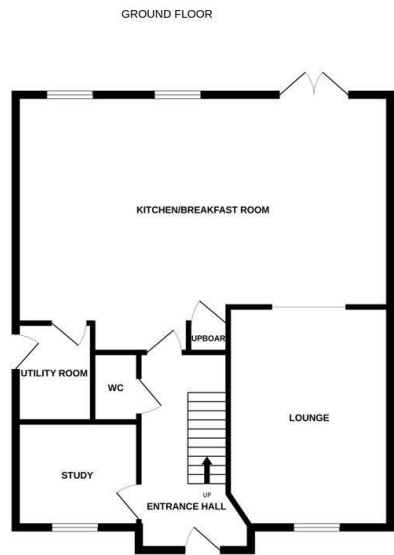
Saturday 9:00am to 1:00pm

Council Tax Band

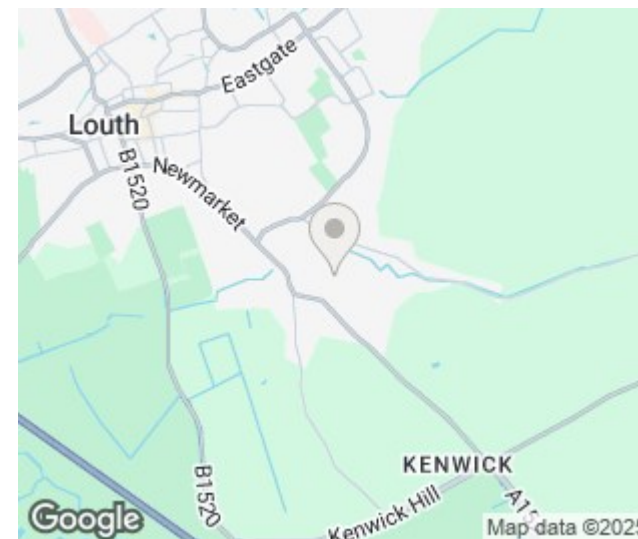
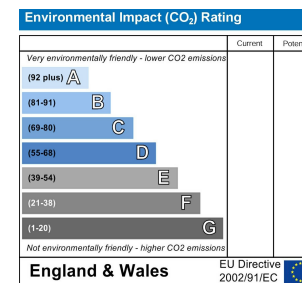
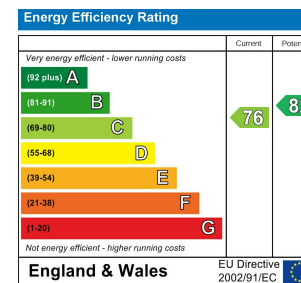
East Lindsey District Council Tax Band F







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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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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