



109 Linden Walk, Louth, LN11 9HT
Offers Over £260,000

TES Property bring to the market this well maintained semi detached house, built in 2013 and nestled down a quiet lane in the market town of Louth, with open fields around, perfect for dog walking or enjoying the countryside and within walking distance of the town centre, viewing is highly recommended! Internally the property comprises an entrance porch with W.C, living room, dining kitchen with conservatory off. Three bedrooms to the first floor, two double and one single with an en-suite to bedroom one along with an additional bathroom. Externally the property has a low maintenance enclosed rear garden and driveway to the front.

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 Porch



Welcoming entrance with uPVC double glazed window to the front and side, door to the side, laminate flooring, consumer unit and radiator. Doors lead into the W.C and living room.

W.C 3'11" x 5'8" (1.20m x 1.73m)



Fitted with a W.C and wash hand basin in vanity unit with storage cupboard below. Laminate flooring continues with a uPVC double glazed privacy glass window to the rear and a radiator.

Living Room 13'10" x 15'6" + 8'2" x 3'10" (4.22m x 4.73m + 2.49m x 1.19m)



With walk in bay window with uPVC double glazed windows to the front, feature fireplace, T.V aerial point and a radiator. A door leads into the kitchen and a staircase to the first floor landing.

Dining Kitchen 15'5" (max) x 12'11" (max) (4.71m (max) x 3.94m (max))



The kitchen is fitted with a range of wall, base and drawer units with a worktop over, integrated appliances including a frost free fridge freezer, dishwasher, oven and grill. One bowl sink unit with drainer and mixer tap, four ring gas hob with extractor above and space and plumbing for a washing machine. Further comprising tiled splashbacks, wall mounted 'logic' combination boiler, spotlights to the ceiling, smoke alarm, laminate flooring, and storage cupboard. There is a uPVC double glazed window to the rear an side and patio doors leading into the conservatory.

Conservatory 8'2" x 11'2" (2.49m x 3.42m)



Dwarf brick wall with uPVC double glazed windows to all three exterior walls, tiled floor, power, lighting and door to the side leading into the garden.

Landing



With access to all first floor bedrooms and the bathroom. There is a uPVC double glazed window to the side, dado rail, smoke alarm and a radiator.

Bedroom 1 9'3" x 12'2" (2.84m x 3.73m)



Double bedroom with uPVC double glazed window to the front, radiator and door into the en-suite.

En-Suite 2'10" x 9'3" (0.88m x 2.84m)



Fitted with a three piece suite consisting of a shower cubicle with folding glass doors, W.C and wash hand basin in vanity unit with storage cupboards below. Laminate flooring, tiled splashbacks, spotlights to the ceiling, extractor and electric heater.

Bedroom 2 11'7" x 7'8" (3.54m x 2.34m)



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

Bedroom 3 / Study 8'0" x 7'5" (2.44m x 2.27m)



Multiuse room which could make a single bedroom or perfect for a study. With uPVC double glazed window to the rear, radiator and loft access hatch.

Bathroom 5'6" x 8'8" (1.70m x 2.66m)



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. There is a heated towel rail, tiled splashbacks, spotlights to the ceiling, extractor and laminate flooring.

Outside



The property is fronted with a driveway providing off road parking for multiple vehicles with an area laid to lawn to the side which could provide further parking space if necessary.

The rear garden is fully enclosed with fencing to the boundary. The garden benefits from being low maintenance with several patio areas and gravelling. There is an outside tap, power point, lighting and a wooden shed and store.

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

February 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

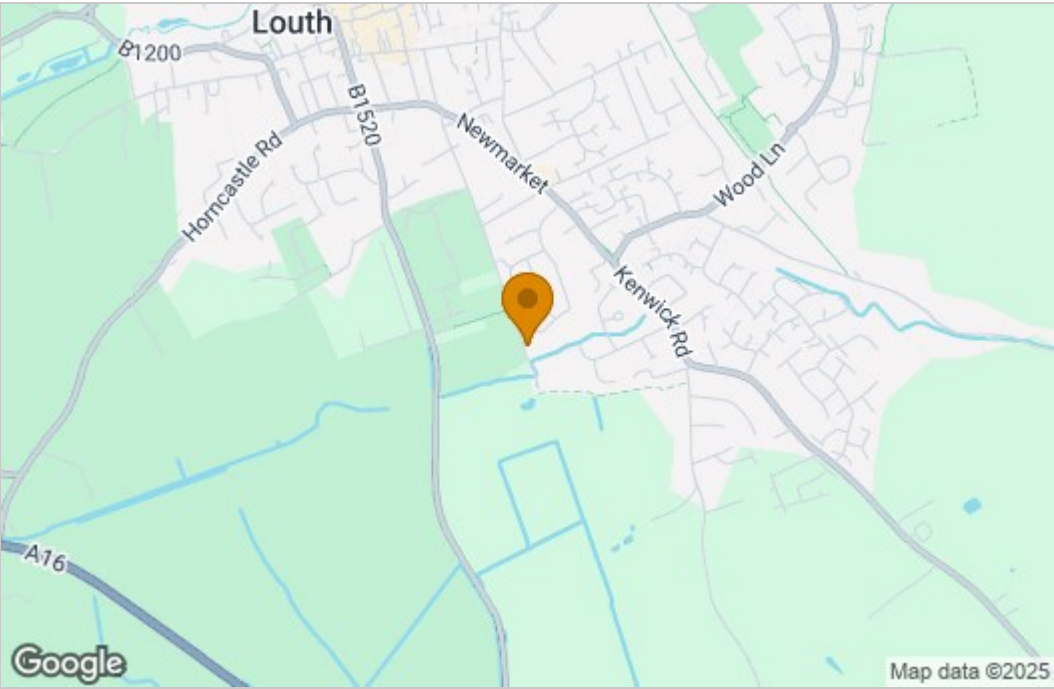
Saturday 9:00am to 1:00pm

Council Tax Band

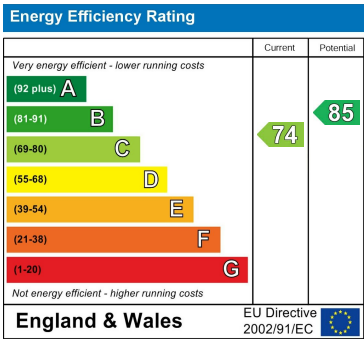
Band: B

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.