



LAVENDER WAY, LOUTH, LN11
ASKING PRICE £460,000



STILL UNDER BUILDERS WARRANTY

TES Property bring to the market this impressive detached family home located on the popular Alexander Park, built by the well known Cyden homes. This delightful house features open plan living to the ground floor with a kitchen and living dining area with bi folding doors off. There is an additional lounge and study as well as a utility room and ground floor W.C. The first floor comprises four bedrooms with an en-suite to bedrooms one and two and an additional family bathroom.

Externally the property offers ample off road parking with a sizeable garage with room above. The rear garden is fully enclosed with fencing and gated access. Book your viewing in today!



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

Welcoming entrance with laminate flooring which leads through into the open plan living area. Double doors lead into the lounge and another door into the study with stairs to the first floor.

Open Plan Living Dining Kitchen

Living Dining Area

19'3" x 12'9"

Open plan style living with dining area and sitting area which opens onto the kitchen. There is a uPVC double glazed window to the side, radiator, smoke alarm and feature wall panelling.

Kitchen

17'11" x 12'5"

Modern kitchen fitted with a range of shaker style wall, base and drawer units with a complimentary worktop over. Integrated appliances including a dishwasher, double 'NEFF' oven with five ring gas hob and extractor above, 1.5 bowl sink unit with drainer and mixer tap and a cupboard housing the wall mounted 'Logic' boiler. The kitchen benefits from bi folding patio doors to the side leading out onto a patio area, there are two uPVC double glazed windows to the side, spotlights to the ceiling, extractor, tiled flooring and a radiator. A door leads into the utility room.

Utility

6'9" x 5'4"

Useful space with space and plumbing for a washing machine and tumble dryer, storage cupboards with worktop space, tiled flooring, spotlights to the ceiling, radiator and door to the rear garden. A door leads into the W.C.

W.C

4'8" x 6'0"

Fitted with a W.C and wash hand basin with tiled splashback, uPVC double glazed window to the side, extractor, tiled flooring and a radiator.

Lounge

20'3" x 12'2"

Cosy lounge with radiator, uPVC double glazed window to the front and uPVC French doors to the rear.

Study

12'4" x 6'11"

Useful study space with dual aspect uPVC double glazed windows to the front and side, wall mounted consumer unit, telephone point and a radiator.

First Floor Landing

With uPVC double glazed window to the rear, loft access hatch, radiator, smoke alarm and built in storage cupboard. Doors lead to all bedrooms and the bathroom.

Bedroom 1

14'6" x 12'5"

Sizeable room with built in wardrobes to one wall with mirror fronted sliding doors. There is a uPVC double glazed window to the front, T.V aerial point, radiator and a door leading into the en-suite.

En-Suite

5'2" x 12'5"

Spacious en-suite fitted with a modern suite consisting of a walk in shower with glass screen, W.C and his and hers wash hand basins both with storage cupboard below. There is a heated towel rail, tiled splashbacks, extractor, uPVC double glazed privacy glass window to the rear, spotlights, shaving point and lino flooring.

Bedroom 2

11'10" 12'6" + 5'1" x 5'10"

With two uPVC double glazed windows to the side and a radiator. An opening leads into the dressing area with has a door into the en-suite.

En-Suite

5'10" x 7'1"

Fitted with a three piece suite consisting of a shower cubicle with folding glass door, W.C and wash hand basin with storage cupboard below. There is a uPVC double glazed privacy glass window to the rear, tiled splashbacks, heated towel rail and extractor.

Bedroom 3

11'0" (max) x 10'11" (max)

With uPVC double glazed window to the front and a radiator.

Bedroom 4

11'1" x 8'0"

With uPVC double glazed window to the front and a radiator.

Bathroom

7'10" x 5'6"

Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower attachment, wash hand basin with cupboard below and a W.C. The splashbacks are tiled with a uPVC double glazed privacy glass window to the side, heated towel rail, spotlights, extractor and lino flooring.

Games Room Above Garage

19'2" x 17'2"

The perfect space for a games room, home gym and much much more. The room has two uPVC double glazed windows, one to the front and one to the side, spotlights to the ceiling, T.V aerial point, and two electric heaters.

Outside

The property is fronted with a block paved driveway providing off road parking for multiple vehicles. Double gates open into further parking space which leads down to the garage. There is a large grassed area to the front of the property with mature bushes to the side.

The rear garden is mostly laid to lawn with several raised decking areas and a sizeable patio. The area is fully enclosed with fencing and gateway to the front.

Services

Mains water, gas, drainage and electricity are understood to be connected. The property is alarmed. 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.

Council Tax Band

East Lindsey District Council Tax Band E.

Viewings

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

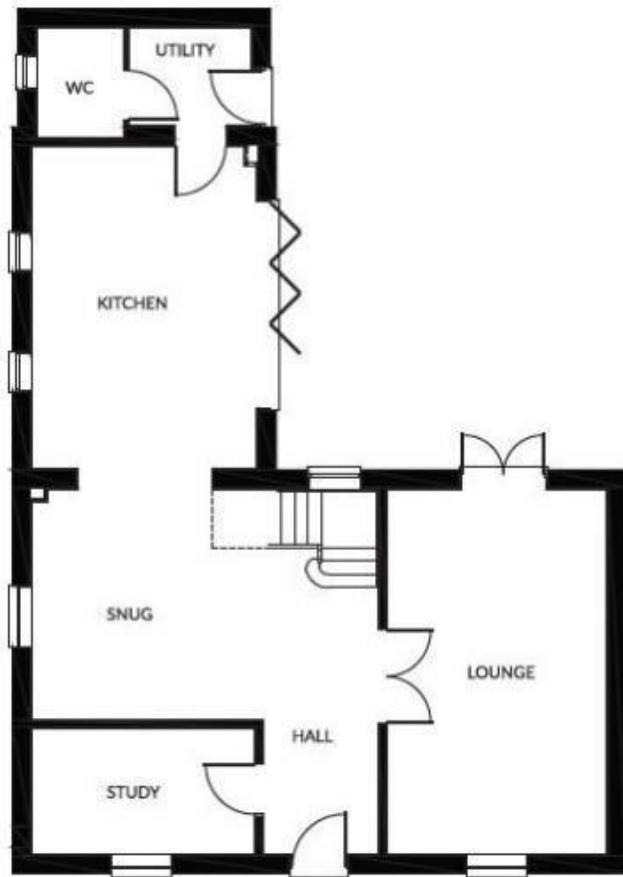
Opening Hours

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

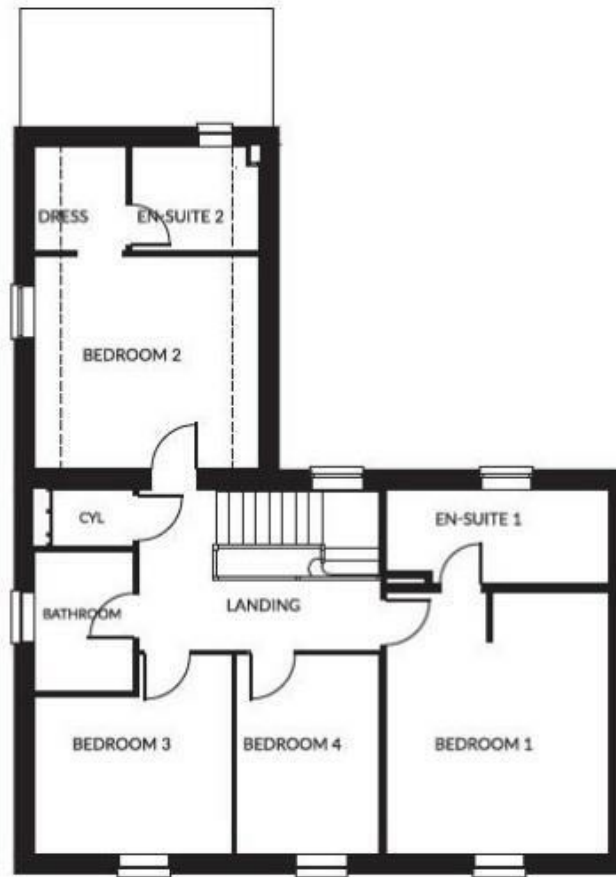
Saturday 9:00am to 1:00pm





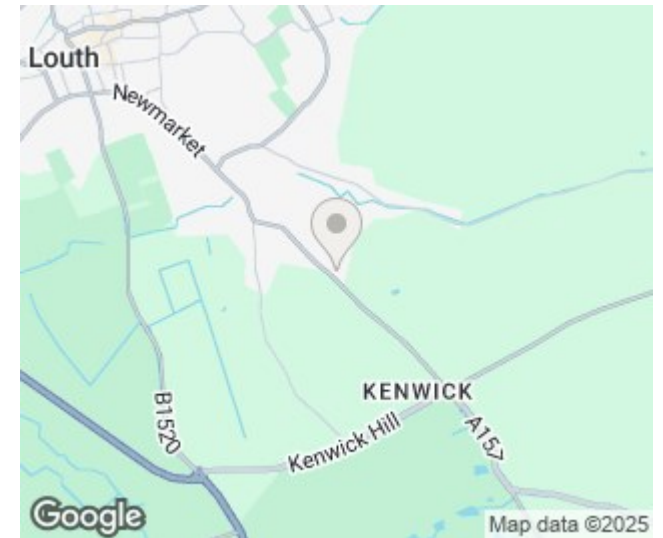


GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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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