



1 Quarryside, Louth, LN11 9JE
Asking Price £274,950

TES Property bring to the market this well presented detached property located on the west side of town just a short walk to the town centre of Louth. This delightful home has been renovated by the current owners with modern bathrooms and kitchen and offers versatile living throughout. The property has the added benefit of off road parking for multiple vehicles or could be further garden space if the parking isn't required. Viewing is a must to truly appreciate what is 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.

Entrance Porch 3'2" x 5'3" (0.97m x 1.61m)

Welcoming entrance with part uPVC front door, uPVC double glazed window to the side with shutter blind. There is a radiator and door leading into the lounge.

Lounge 14'2" x 11'5" (4.34m x 3.48m)



Bright and airy room with dual aspect uPVC double glazed windows to the front and side both with shutter blinds. There is coving to the ceiling, T.V aerial point, radiator and door leading into the inner hall where there is a staircase to the first floor landing.

Kitchen 9'7" x 14'2" (2.93m x 4.33m)



Modern kitchen fitted with a range of high gloss wall, base and drawer units with a wood effect worktop over. Integrated oven, four ring induction hob with extractor above, one bowl sink unit with drainer and mixer tap, space for fridge freezer and under counter space and plumbing for a washing machine. Dual aspect uPVC double glazed windows to the front with shutter blind and window to the rear. A cupboard houses the wall mounted 'Viessman' boiler, there is coving to the ceiling, smoke alarm, a useful under stair storage cupboard and a radiator. A door leads into the ground floor bedroom with an additional door leading out to the front garden and driveway.

Ground Floor Bedroom 9'3" x 10'11" (2.84m x 3.35m)



Useful room which is currently being used as a bedroom but could make a lovely study or snug and comprises a uPVC double glazed window to the front with shutter blind, wall mounted consumer unit, smoke alarm, coving to the ceiling, radiator and door leading into the en-suite.

En-Suite 2'10" x 9'3" (0.87m x 2.84m)



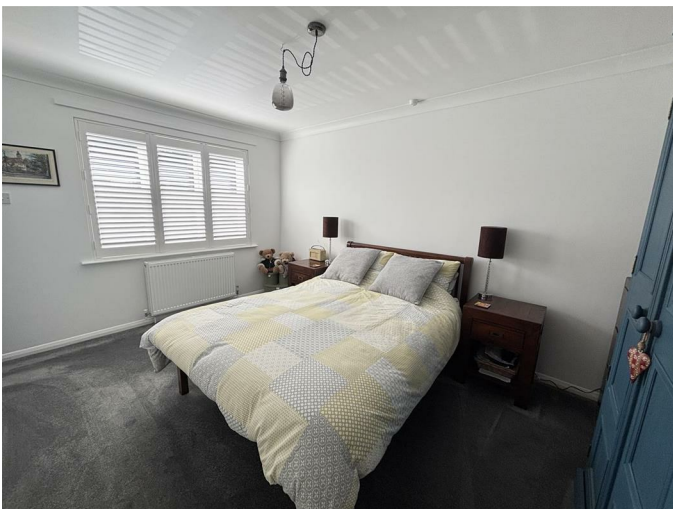
Fitted with a three piece suite consisting of a shower cubicle with folding glass door, W.C and wash hand basin with cupboard below. The flooring is tiled along with tiling to the splashbacks, uPVC double glazed window to the rear and a radiator.

First Floor Landing



Doors lead to all first floor rooms with access to the loft hatch, uPVC double glazed window to the front with shutter blind, an airing cupboard housing the hot water cylinder and is fitted with shelving, smoke alarm, coving to the ceiling and a radiator.

Bedroom 1 9'8" x 14'3" (2.95m x 4.35m)



With uPVC double glazed window to the front with shutter blind, coving to the ceiling and a radiator.

Bedroom 2 8'0" x 11'3" (2.44m x 3.45m)



With uPVC double glazed window to the side with shutter blind, built in storage cupboard, coving to the ceiling and a radiator.

Bathroom 5'10" x 8'2" (1.78m x 2.51m)



Modern bathroom fitted with a three piece suite consisting of a bath, W.C and wash hand basin with cupboard below. There is a uPVC double glazed privacy glass window to the side with shutter blind, shaving point, tiled flooring, splashbacks and a radiator.

Outside



Externally, the property enjoys front and side gardens which provide ideal spaces for potting plants and shrubs. There is space for outdoor dining areas and a hardstanding provides off street parking and space for a timber shed/storage.

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

March 2025.

Council Tax

East Lindsey District Council Tax Band B.

Viewings

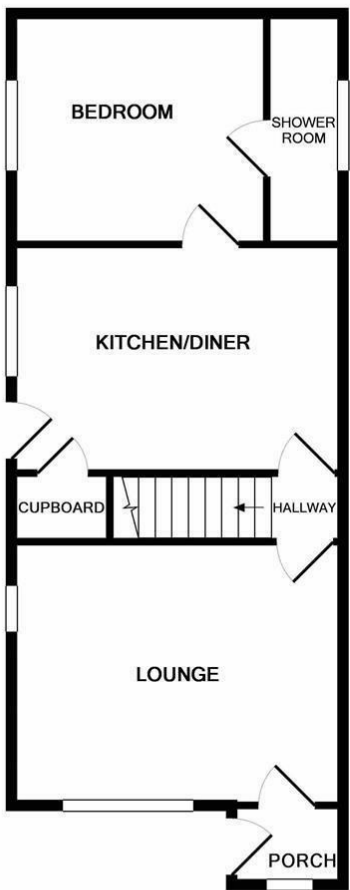
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

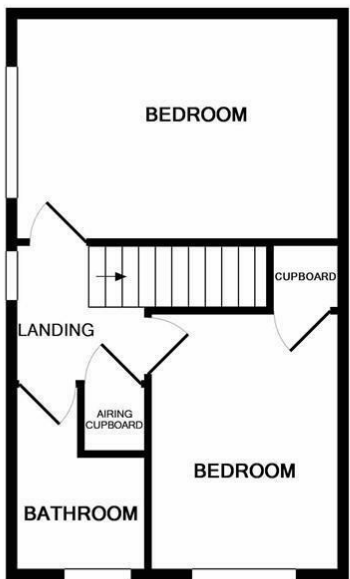
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan



GROUND FLOOR



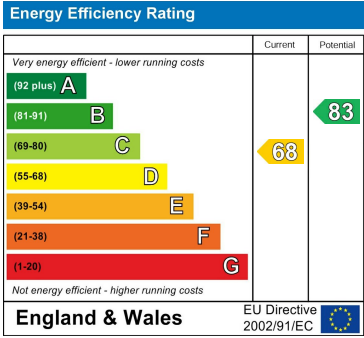
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.