



14 Anthony Crescent, Louth, LN11 0AY
Asking Price £285,000

NO ONWARD CHAIN

TES Property bring to the market this detached four bedroom house located in a popular residential area of Louth. Internally the property offers versatile living throughout with three bedrooms plus an additional ground floor bedroom. A kitchen diner, living room and sun room with bathroom and ground floor shower room. Low maintenance garden to the rear and driveway to the front providing ample off road parking.

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 entrance with part glazed uPVC front door with side panels, staircase leads to the first floor landing with a useful storage cupboard below, there is wooden flooring and a radiator. Doors lead into the lounge and kitchen.

Lounge 11'1" x 15'11" (3.4m x 4.86m)



Bright and airy room with laminate flooring, feature fireplace, T.V aerial point, coving to the ceiling, uPVC double glazed window to the front and a radiator.

Dining Kitchen 9'10" x 17'8" (3m x 5.4m)



Fitted with a range of wooden wall, base and drawer units with worksurface over, one and a half bowl sink unit with drainer and mixer tap, space for oven, fridge freezer and dishwasher. Wall mounted 'Logic' boiler, tiled splashbacks and uPVC double glazed window to the rear. There is a smoke alarm. tile effect flooring, door to side and additional patio doors leading into the sun room.

Sun Room 9'7" x 13'4" (2.93m x 4.07m)



Bright room overlooking the garden with uPVC double glazed window to the rear and side with patio doors leading outside. There is coving to the ceiling, wall lighting and a radiator.

Rear Porch

Tiled flooring, smoke alarm and doors leading into the ground floor bedroom, shower room, W.C and out to the rear garden.

Ground Floor Bedroom 10'10" x 8'5" (3.32m x 2.57m)



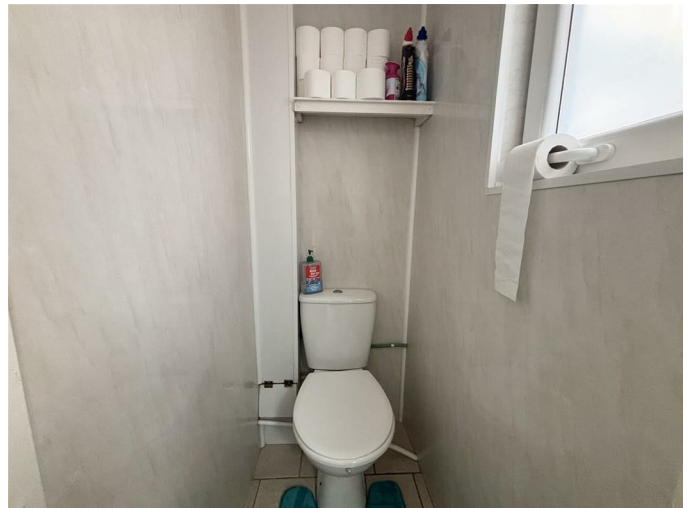
With built-in storage cupboards, uPVC double glazed window to the front, loft hatch space and a radiator.

Shower Room 7'11" x 5'3" (2.43m x 1.62m)



Fitted with a walk-in shower with a glass screen, W.C, and wash hand basin with cupboards below. There is a heated towel rail, extractor, spotlights to the ceiling and tiled flooring.

W.C 2'5" x 4'0" (0.76m x 1.23m)



Fitted with a W.C, window to the rear and tiled flooring.

First Floor Landing



Wood flooring, smoke alarm, loft access hatch, uPVC double glazed window to the side and access to all first floor rooms.

Bedroom 1 15'11" x 11'0" x (4.86m x 3.37m x)



With fitted wardrobes and cupboards throughout the room, dual aspect uPVC double glazed windows to the front and side, laminate flooring, T.V aerial point and a radiator.

Bedroom 2 9'10" x 8'11" (3m x 2.74m)



With wooden flooring, built in wardrobe, uPVC double glazed window to the rear and a radiator.

Bedroom 3 8'1" x 7'8" (2.48m x 2.35m)



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

Bathroom 6'3" x 6'7" (1.91m x 2.02m)



Fitted with a three piece suite consisting of a bath with

shower head over and folding glass screen, W.C and wash hand basin. There is a uPVC double glazed privacy glass window to the rear, tiled walls, laminate flooring, extractor, heated towel rail and an airing cupboard housing the hot water cylinder.

Outside



The property is fronted with a spacious part concrete part block paved driveway which provides off road parking for multiple vehicles.

The rear garden is low maintenance with paving throughout with shrubs and bushes adding privacy. A ramp leads up to the raised decking area with roof above, power point and lighting. To the rear of the garden is a green house and timber shed.

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 Band

Viewings

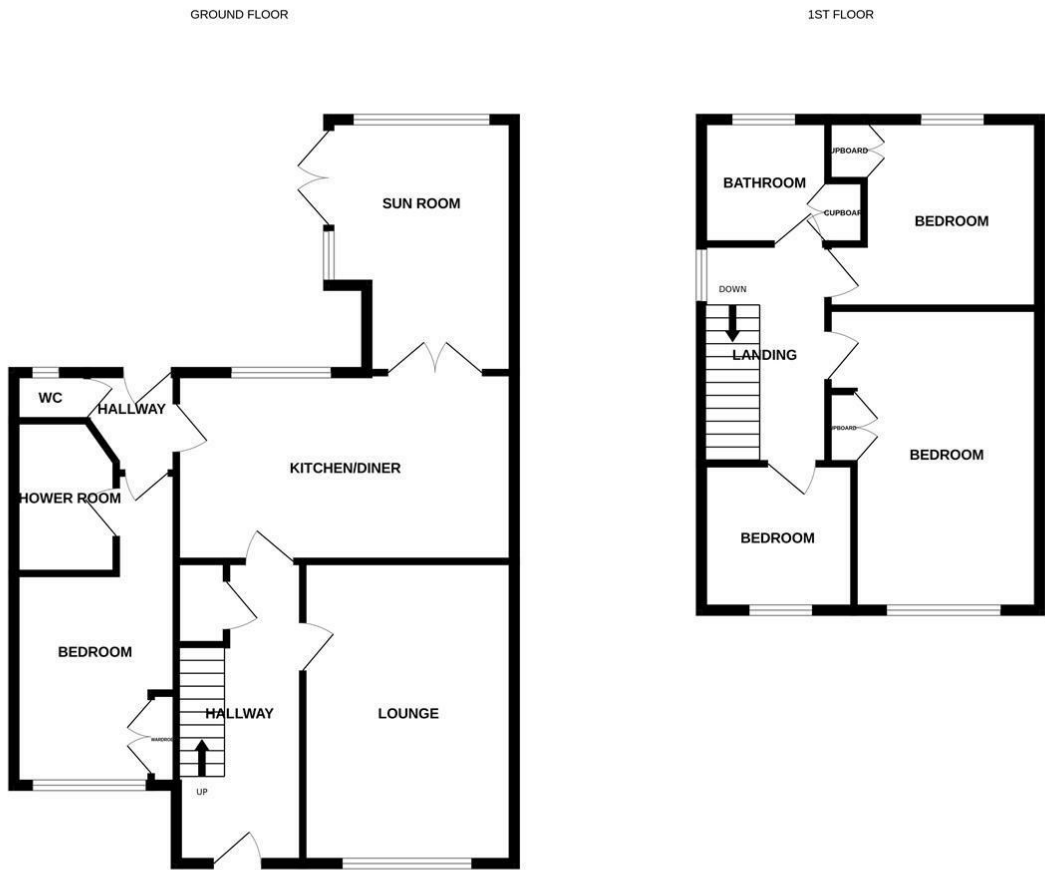
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan

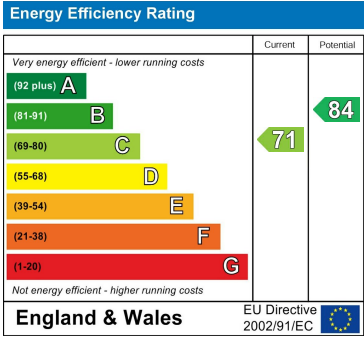


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.