



5 Walnut Close, Louth, LN11 7DN

Asking Price £325,000

STILL UNDER BUILDERS WARRANTY

TES Property bring to the market this well presented detached house located on the popular new build estate 'Tennyson Fields'. This modern property offers spacious living throughout, perfect for a growing family. There is off road parking, a garage and a front and rear garden. The property also benefits from a recently installed air source heat pump which is still under guarantee. Viewing is highly recommended to appreciate all this property has 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 Hallway

Welcoming entrance with radiator and staircase to the first floor with a useful under stair storage cupboard.

Lounge 11'7" x 18'4" (3.54m x 5.61m)



With two radiators, uPVC double glazed window to the front and T.V aerial point.

Toilet 5'1" x 3'1" (1.55m x 0.94m)

With wc, wash band basin, radiator and uPVC double glazed window to the front.

Kitchen/Diner 13'4" x 19'3" max (4.08m x 5.88m max)



Attractive kitchen fitted with a range of wall, base and drawer units with a contrasting worktop over incorporating a 1 1/2 bowl sink unit with mixer tap and drainer. Benefitting from a range of integrated appliances such as an oven and grill with induction hob with extractor above, fridge freezer and dishwasher. There is a uPVC double glazed window and patio doors to the rear, spotlights to the ceiling and a radiator.

Utility Room 5'11" x 5'7" (1.81m x 1.72m)

With radiator, wall and base units with worktop over and space and plumbing below for a washing machine and tumble dryer and a personnel door to the side.

First Floor Landing



Large landing with uPVC double glazed window to the side, loft access hatch and an airing cupboard housing the hot water cylinder.

Bedroom 1 9'11" x 11'11" (3.04m x 3.65m)



With uPVC double glazed window to the front, fitted double wardrobe, T.V and telephone points, radiator and a door leading into the en-suite.

En-suite 5'4" x 6'9" (1.63m x 2.06m)



Fitted with a three piece suite comprising of a shower cubicle with rainfall effect shower over and further shower attachment, wc and wash hand basin with stainless steel mixer tap. There is a uPVC double glazed window to side, extractor fan, spotlights to the ceiling and a heated towel rail.

Bedroom 2 10'7" x 9'8" (3.25m x 2.97m)



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

Bedroom 3 9'9" x 8'4" (2.99m x 2.55m)



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

Bedroom 4 9'0" x 8'5" (2.75m x 2.57m)

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

Bathroom 6'9" x 6'9" (2.06m x 2.06m)



Modern bathroom fitted with a three piece suite comprising a panelled bath with stainless steel mixer tap and electric shower over, wc and wash hand basin. There is a uPVC doubled glazed window to the side, electric shaver point, extractor fan, tiled splashbacks, spotlights to the ceiling and a heated towel rail.

Garage 10'0" x 19'4" (3.07m x 5.9m)

Detached brick built garage accessed via an up-and-over-door and benefits from lighting, power points and a generous overhead storage area.

Outside



The property is fronted with an open lawned area with a paved footpath leading from the driveway to the front entrance door. To the side, a tarmacked driveway provides off road parking and leads down to the detached garage. The footpath continues along the side of the property leading to the side entrance door and the rear garden. The rear garden is fully enclosed with fencing to the boundary and features a slate paved patio which leads to a lawned area. There are outside power points, lighting, an outside tap, and an air source heating system.

Services

Mains water, drainage and electricity are understood to be connected with central heating via a recently installed air source heat pump. 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.

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

April 2025

Viewings

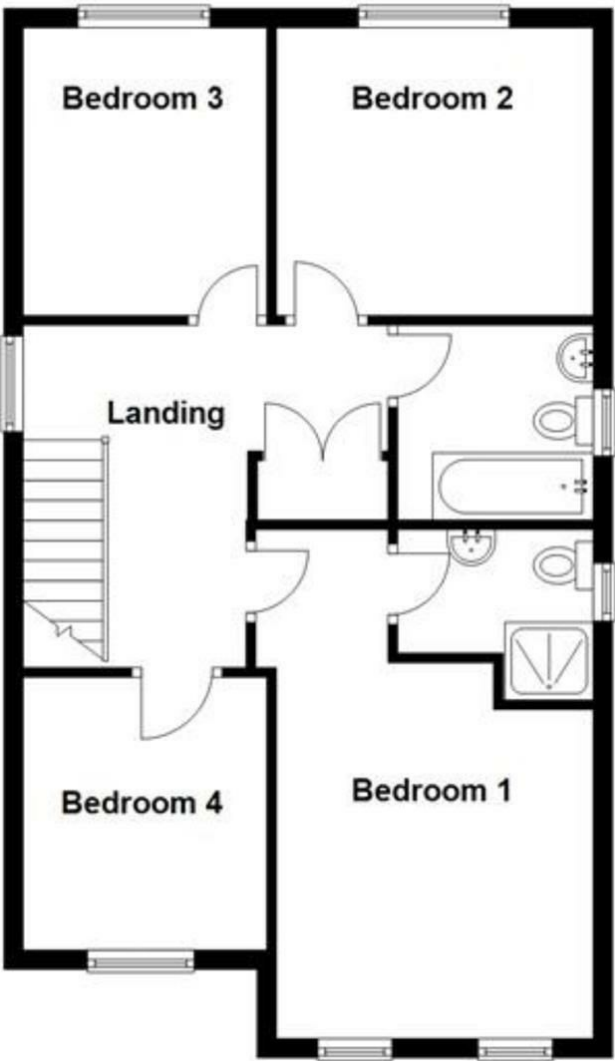
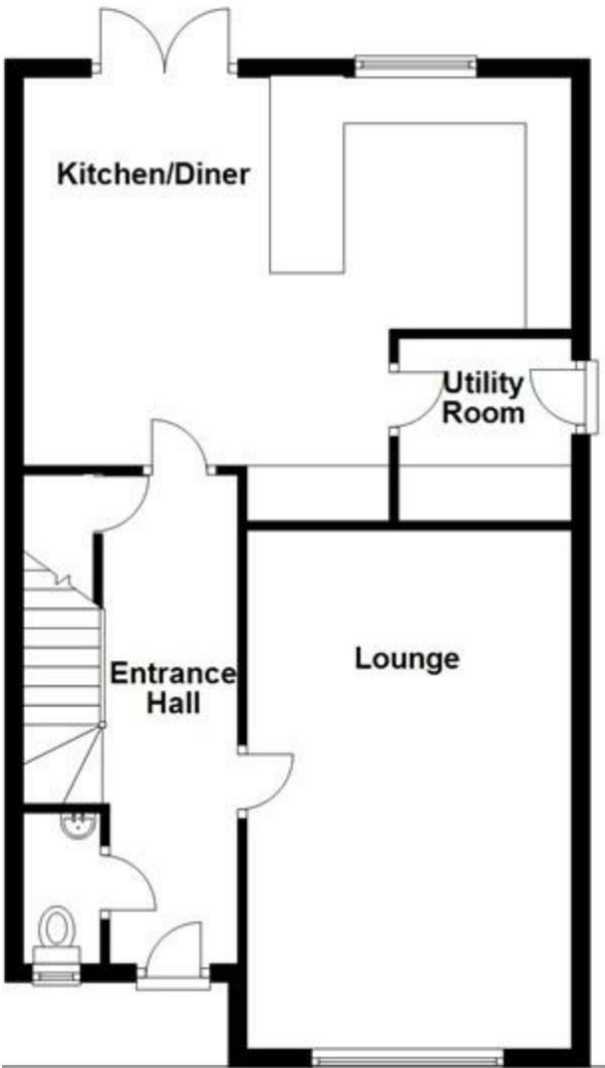
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

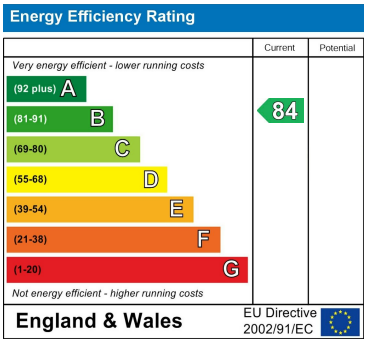
Floor Plan



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.