



5 Elm Drive, Louth, LN11 0DG
Asking Price £260,000

TES Property bring to the market this spacious dormer bungalow located in a popular residential area of Louth, benefitting from attractive front and rear gardens with a garage, workshop and ample off road parking. Internally this delightful property consists of an open plan kitchen diner with separate lounge with conservatory off, ground floor W.C, two double bedrooms and a bathroom.

Internal viewing is a must to 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.

Open Plan Kitchen/Diner

Enter the property via a uPVC front door with privacy glass and matching panel to the side, you enter into an open plan area with entrance space where there is a staircase leading to the first floor landing with a useful storage cupboard below, doors lead into the living room and W.C and an opening into the dining space.

Dining Area 11'11" x 10'11" + 12'11" x 7'2" (3.637m x 3.346m + 3.952m x 2.20m)



Ample dining space with continuation of wooden flooring, uPVC double glazed window to the front, a radiator and matching units to the kitchen with space for an American style fridge freezer and wine rack. An opening leads into the kitchen.

Kitchen 8'7" x 11'9" (2.629m x 3.582m)

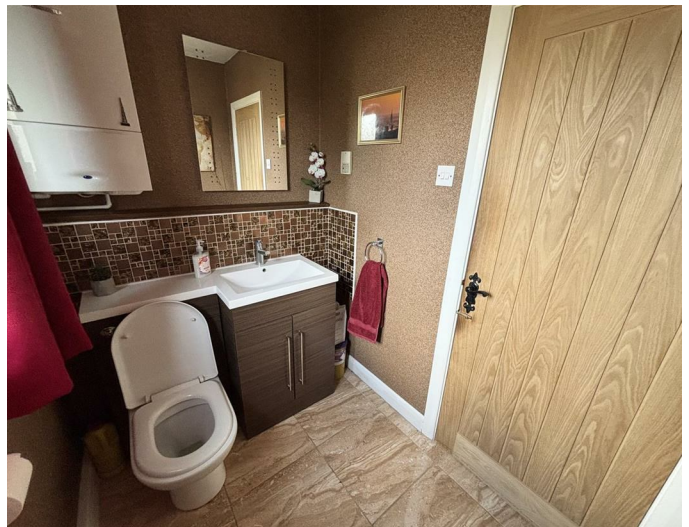


Fitted with a range of shaker style wall, base and drawer units with wooden worktop over incorporating an one bowl sink with mixer tap. The kitchen benefits from a range of integrated appliances including a dishwasher, washing machine, oven and grill and five ring gas hob with extractor above. There is a uPVC double glazed window to the rear and tile effect floor. A door leads into the side passageway and out to the rear garden.

Side Entrance 3'11" x 16'1" (1.211m x 4.915m)

Useful space perfect for shoes and coats. Doors leads into the garage and out to the rear garden. There is tiled flooring, power and lighting.

W.C. 4'11" x 7'2" (1.504m x 2.198m)



Fitted with a W.C and wash hand basin in vanity unit with cupboards, there is a uPVC double glazed privacy glass window to the rear, tiled flooring and splashbacks, wall mounted Worcester combination boiler and shaving point.

Lounge 11'11" x 19'11" (3.639m x 6.088m)



The focal point of the room is the feature log burner with tiled hearth and wooden mantle, there are two radiators, a uPVC double glazed window to the front and two to the side along with a sliding uPVC patio door to the rear leading into the conservatory.

Landing



Spacious landing with loft hatch, uPVC double glazed window to the front, fitted storage cabinets to one wall and doors to all first floor rooms.

Conservatory 11'4" x 8'9" (3.469m x 2.687m)



Dwarf brick wall with uPVC double glazed window to all three exterior sides with uPVC siding patio door leading out to the rear garden, there is tiled flooring, pitched roof and a radiator.

Bedroom 1 11'10" x 14'5" (max.) (3.630m x 4.403m (max.))



Double bedroom with wooden flooring, uPVC double glazed window to the front and side, storage cupboard into roof space and a radiator.

Bedroom 2 11'11" (max.) x 14'4" (max.) (3.638m (max.) x 4.386m (max.))



Double bedroom with wooden flooring, uPVC double glazed window to the front and side and a radiator. Benefitting from fitted wardrobes, cupboards and a built in storage cupboard.

Bathroom 7'1" x 5'4" (2.173m x 1.647m)



Fitted with a three piece suite consisting of a corner bath with shower over and folding glass screen, a W.C and wash hand basin. There are fully tiled walls, wooden floor, uPVC double glazed privacy glass window to the rear, extractor, shaving point and a radiator.

Outside



The rear garden is mainly laid to lawn with a range of attractive shrubs, trees and bushes throughout. The area is enclosed with fencing to the boundaries, further featuring a raised patio area overlooking the garden with a fish pond and steps leading down. There is a wooden veranda with patio area and a shed to the side.

To the front of the property there is an garden laid to lawn with a dwarf brick wall and a range of shrubs and bushes to add privacy. There is a concrete driveway space with gravelled area to the side for more parking if required.

Garage & Workshop 9'4" x 21'9" + 9'3" x 7'2" (2.853m x 6.635m + 2.823m x 2.206m)

With up and over door, power, lighting and personnel door to the side.

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

April 2025.

Council Tax

East Lindsey District Council Tax Band C.

Viewings

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

Opening Hours

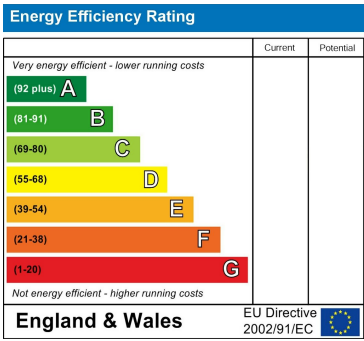
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

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.