



**BLUE STONE RISE, LOUTH, LN11**  
**GUIDE PRICE £495,000**







TES Property bring to the market this well presented family home located in a sought after area of town within walking distance to the town centre. This delightful property is move in ready and benefits from spacious rooms throughout, perfect for a growing family. Located on a sizeable corner plot with ample off road parking, front garden, garage and a large garden to the rear.

Internally there are plenty of rooms to enjoy consisting of a kitchen diner, with utility off, spacious conservatory, home office, living room and ground floor w.c. To the first floor you will find four double bedrooms all with built in wardrobe space, an en-suite to bedroom one and a four piece suite family bathroom.

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.

### **Porch**

2'11" x 9'5"

Enter the property via a uPVC front door with window to the front and side, tiled flooring spotlight and a door into the hall.

### **Entrance Hall**

Welcoming hallway with stairs to the first floor with space below for storage, there is a radiator and coving to the ceiling. Doors lead into the W.C, living room, office and kitchen.

### **W/C**

3'5" x 6'4"

Fitted with a w/c and wash hand basin with cupboards below, tiled flooring and walls, radiator and spotlights to the ceiling.

### **Living Room**

13'0" x 22'3"

Spacious room with dual aspect uPVC double glazed windows to the front and rear with patio doors leading out to the rear garden. There is a large feature bricked fireplace with wooden mantle, tiled hearth and gas fire, T.V aerial point, coving to the ceiling, wall lighting, and two radiators.

### **Office**

9'11" (max) x 9'9" (max)

With patio doors out to the rear garden and radiator.

### **Kitchen/Diner**

11'5" (max) x 30'8" (max)

### **Dining Area**

11'4" x 14'8"

Ample space for a dining table, fireplace with wooden surround, coving to the ceiling, two uPVC double glazed windows, radiator and uPVC door to the side and a sliding door into conservatory. Opening into:-

### **Kitchen**

11'4" (max) x 16'3" (max)

Bright and airy kitchen fitted with a range of shaker style wall, base and drawer units with wood effect worktop over and breakfast bar, there is a 1.5 bowl stainless steel sink unit with drainer and mixer tap, space for dishwasher, integrated Hotpoint oven and grill and 4 ring gas hob with extractor above. The splashbacks are tiled, uPVC double glazed windows to the side, laminate flooring and opening into:-

### **Utility**

9'8" x 6'5"

Fitted with a range of wall, base and drawer units with worktop over incorporating a 1 bowl stainless steel sink unit with drainer, there is space for a fridge freezer, washing machine and tumble dryer, and a cupboard houses the 'Worcester' combination boiler. There is a uPVC double glazed window to the side, laminate flooring, tiled splashbacks, radiator and door into the garage.

### **Conservatory**

14'6" x 12'6"

Spacious room with tiled floor, uPVC double glazed windows to all three sides with doors leading out, there is a ceiling fan and electric radiator.

### **Landing**

Spacious landing with uPVC double glazed window to the front, radiator, and coving. There are doors into all bedrooms and the bathroom.

### **Bedroom**

15'1" x 9'2"

Double bedroom with uPVC double glazed window to the rear, built in wardrobes along one wall, radiator and door into en suite.



**En Suite**

5'6" x 11'4"

Fitted with a three piece suite consisting of a shower with sliding doors, w/c and wash hand basin in vanity unit with cupboards and work surface. There is a heated towel rail, uPVC double glazed privacy glass window to the side, radiator, spotlights to the ceiling, extractor, shaving point and partly tiled walls.

**Bedroom**

11'6" x 12'11" (max)

Double bedroom with uPVC double glazed window to the rear, built in wardrobes and radiator.

**Bedroom**

10'3" x 13'0" (max)

Double bedroom with radiator, uPVC double glazed window to the front and built in wardrobes.

**Bedroom**

11'5" (max) x 10'3"

Double bedroom with radiator, uPVC double glazed window to the rear, loft access hatch and airing cupboard with shelving.

**Family Bathroom**

6'9" x 9'9"

Fitted with a four piece suite consisting of a panelled bath with mixer tap, corner shower cubicle with sliding shower screen and rainfall shower head, w/c and wash hand basin in vanity unit with cupboards and work surface. There is a uPVC double glazed privacy glass window to the rear, tiled walls, heated towel rail, spotlights to the ceiling, shaving point and extractor.

**Outside**

With parking space for one vehicle and ample storage space, power and lighting.

**Front Garden**

The property is fronted with a garden laid to lawn with hedging, plants and trees. A driveway provides off road parking for multiple vehicles and leads to the garage.

**Rear Garden**

To the rear of the property is a large attractive garden which is mainly laid to lawn and features a range of matures trees, shrubs and plants creating privacy throughout. A patio area overlooks the garden and provides the perfect place to sit and relax in the summer months. Pathways run either side of the property and provide access to the front garden.

**Garage**

With parking space for one vehicle, ample storage space, power and lighting.

**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**

August 2025.

**Council Tax**

East Lindsey District Council Tax Band F.

**Viewings**

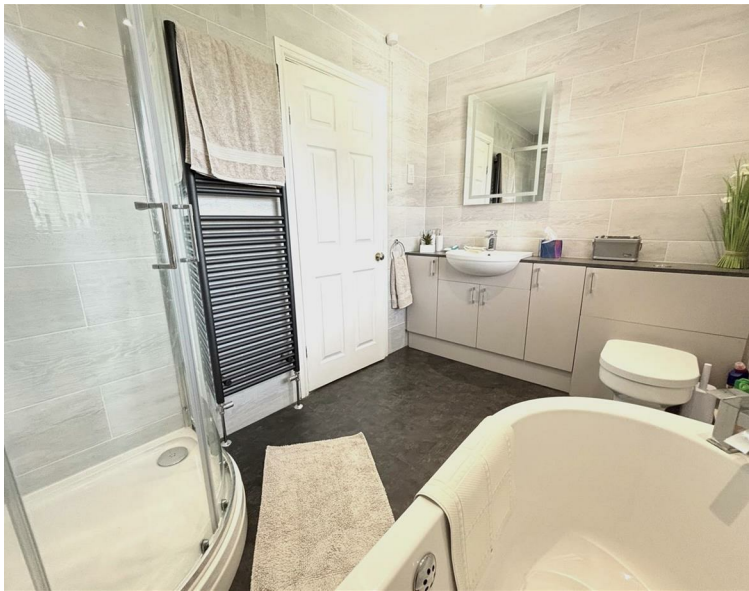
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

**Opening Hours**

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

Saturday 9:00am to 1:00pm

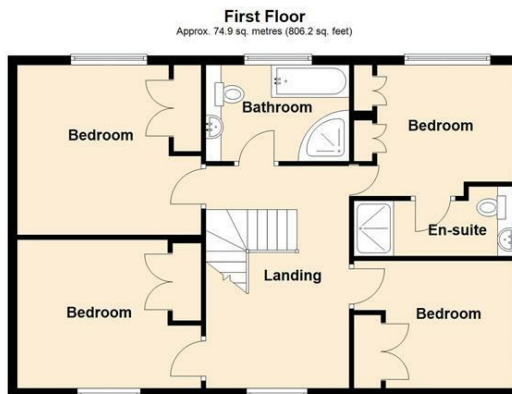




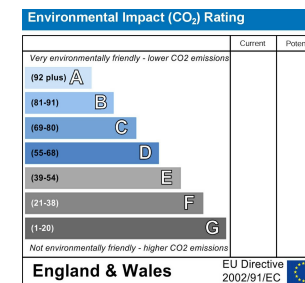
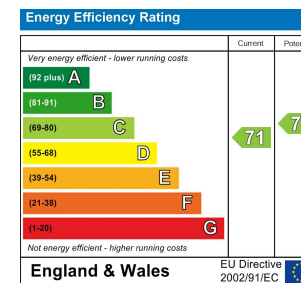








Total area: approx. 203.3 sq. metres (2188.5 sq. feet)



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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