



45 Chestnut Drive

Louth

M A S O N S
— SINCE 1850 —



45 Chestnut Drive

Louth
Lincolnshire LN11 7AX

A well-presented semi-detached family house with light and airy rooms, a gas central heating system and white uPVC double glazed windows. 3 first floor bedrooms, landing and spacious bathroom with white suite. Entrance hall of good size with useful store cupboard, bright lounge with electric fire in feature surround, full-width dining-kitchen and detached concrete sectional garage approached over a gated driveway with EV charging point. Neat front garden with seating area and particularly sunny rear garden with an open aspect.

Constructed during the 1970's, the house has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete tiles and with uPVC fascias to the eaves and gable.

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Ground Floor

The main entrance is at the front of the property and comprises a recessed **porch** with white, uPVC double-glazed front door and a wide, matching double-glazed side panel to the entrance hall.

The **entrance hall** is a spacious and bright reception area with a window to the side elevation having Venetian blind, and the staircase leads up to the first floor on the left with a side screen. There is a radiator, ceiling light point, central heating thermostat and white, six-panel doors lead to the lounge and dining kitchen. A white, four-panel door leads to the large, understairs store cupboard which also houses the Worcester gas central heating boiler and the electricity consumer unit. The flooring is an oak-style laminated floor covering which extends through into the dining kitchen.



The **lounge** is an attractive room at the front of the house, decorated in neutral tones with a large window to the front elevation, allowing natural light to flood into this room.

There is a coved ceiling with ceiling light point, two wall light points, a radiator, TV aerial lead and telephone socket. A feature electric fire and stone-effect surround with hearth and mantel shelf make a focal point in this room.

Wide, six-panel double doors can be opened to allow the accommodation to flow into the dining kitchen.





The **dining kitchen** is spacious, extending to the full width of the house and again, light and airy, having two large rear windows with roller blinds and a part-glazed (double-glazed) uPVC door onto the driveway at the side. The ceiling has ten downlighters and the light oak, laminated floor extends throughout from the hall.

A range of units is finished in white with woodblock-effect work surfaces, having ceramic-tiled splash-backs and there are base cupboards and drawers, three matching double wall cupboards, a single drainer, stainless steel sink unit with chrome lever taps and space for an upright fridge-freezer. There is a twin recess with plumbing for washing machine and dishwasher and the Indesit electric cooker has a four-plate hob, double oven incorporating grill and a digital timer, whilst above, there is an arched glass and stainless steel cooker hood with downlighters. In the dining area there is a double radiator beneath the rear window.





First Floor

The staircase leads up from the hall to an **L-shaped landing** of good size with screen extending around the stairwell and natural light from a side window with Venetian blind. There is a smoke alarm to the ceiling, a ceiling light point and a hinged trap access to the roof void which has extensive boarding for storage and a light.

White, six-panel doors lead to the bedrooms and bathroom and a white, three-panel door opens to a good-sized **airing cupboard** which contains the foam-lagged hot water cylinder to one side with immersion heater, linen shelving and a digital central heating programmer.



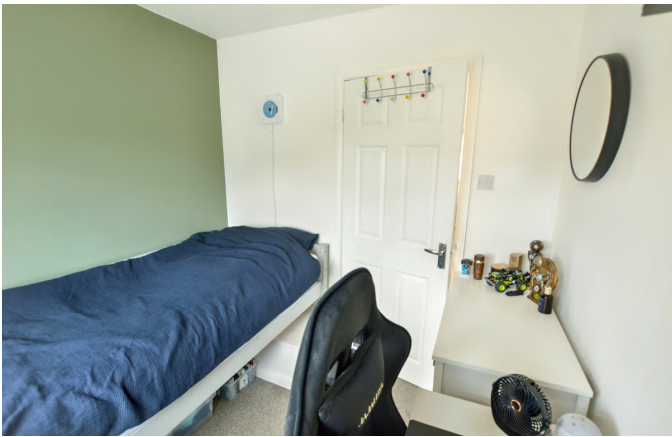
Bedroom 1 is at the front of the house and a spacious double room with modern, built-in wardrobes finished in light grey with sliding doors (the centred door is mirror panelled) and having clothes-hanging rails, drawers and shelf compartments within. The wide front window allows light to flood into this room and has a roller blind fitted. There is a radiator and ceiling light point.



Bedroom 2 is a further spacious double bedroom at the rear of the house with radiator, ceiling light point and a large rear window presenting an open outlook towards the houses of Tennyson Fields in the distance. This room also has a full-length range of built-in wardrobes with large sliding doors, clothes-hanging rails, shelf compartments and drawers within.



The **bathroom** is spacious and bright with a white suite comprising a low-level, dual-flush WC, a pedestal wash basin with chrome pillar lever tap and a panelled bath with lever mixer tap and Triton shower unit above, together with a decorative glazed side screen. The walls are ceramic-tiled around the suite and full height in the shower area over the bath. Lighting is by 5 ceiling downlighters and there is a radiator and rear window with roller blind.



Bedroom 3 is a single room at the front of the house with radiator, ceiling light point and front window having roller blind. The staircase bulkhead forms a low plinth.





Outside

From Chestnut Drive there is a vehicular driveway providing parking space and leading through wrought iron double gates, past the house to a detached, concrete sectional garage. There is an EV charging point for an electric car by the drive and external gas and electricity meter cabinets. The garage has an up and over door at the front, a side pedestrian door into the garden and sensor floodlights illuminating the driveway and rear garden. Within, there is good storage space, power points and a strip light.

An attractive front garden is laid to lawn behind a brick boundary wall with stone paving forming a circle around a shrub to the centre and a shaped flower bed at the side with a variety of roses and further plants.





The rear garden is a sun trap throughout the day and laid to lawn with an opening from the drive, a quadrant shaped flagstone patio and pathway around the garage. There is an outside tap under the kitchen window.

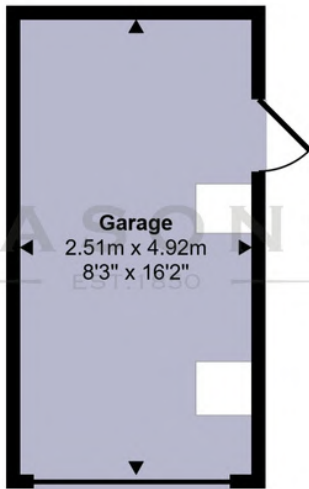
NB When the brick walled entrance to Tennyson Fields was constructed, this created an additional area of land to the side and rear of the original plot which has since been enjoyed by the owners and laid to gravel for seating and a raised vegetable growing bed. This has not, however been transferred into the legal title. The brick wall contributes to the security and shelter of the gardens, which are otherwise fenced to the side and rear of the plot with front brick wall as previously mentioned.



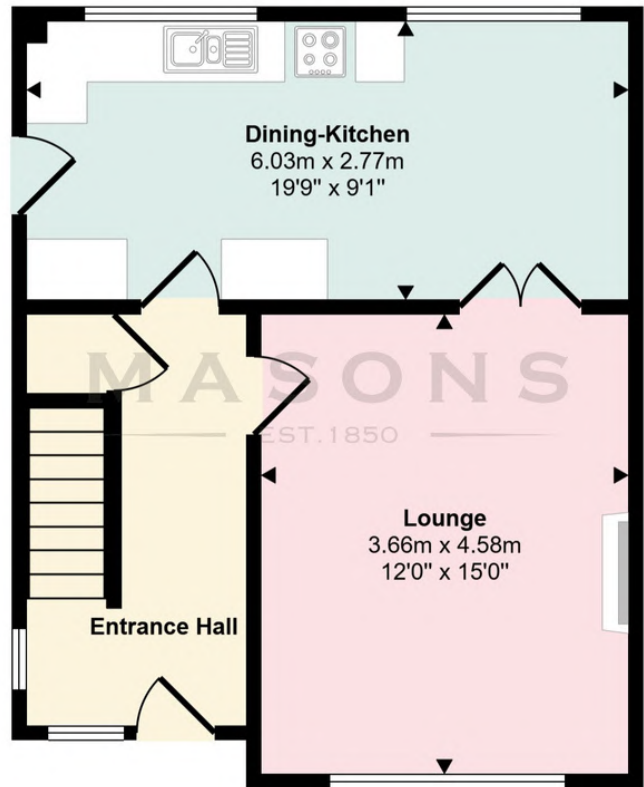


The property enjoys an open aspect at the rear overlooking the green area and swale of Tennyson Fields with the houses in the distance.

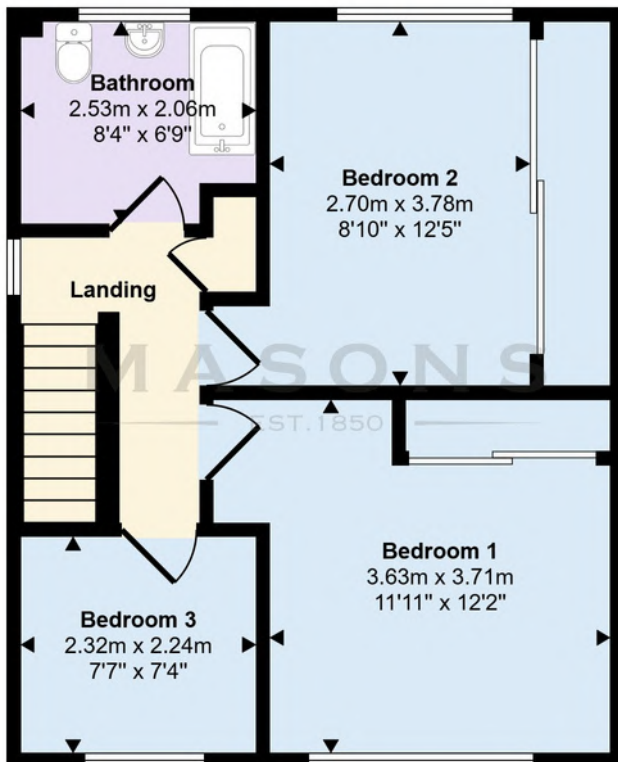




Garage
Approx 12 sq m / 133 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft



First Floor
Approx 47 sq m / 503 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///cool.claw.cemented

Directions

From the town centre, travel east along Eastgate and continue for some distance, passing Trinity Church on the right. At the crossroads, carry straight on along Eastfield Road and after some distance, take the second right turning into Chestnut Drive. The property will be found on the left-hand side immediately after the left turn into Tennyson Fields.

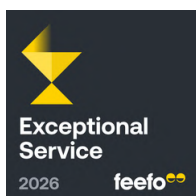
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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