



**BARLEY ROAD, LOUTH, LN11**

**£375,000**



**\*NO ONWARD CHAIN\* \*Built in 2024 - Still Under New Build Warranty\***

TES Property bring to the market this four bedroom detached family home located on the outskirts of Louth. Sitting on a generous corner plot with sizeable gardens and the added benefit of still being under the new build warranty. The property internally comprises a modern kitchen diner with utility off, living room, downstairs W.C and study. To the first floor there are four bedrooms with an en-suite to bedroom one and additional three piece modern bathroom. Externally there is an integral garage, off road parking for multiple vehicles and ample garden space.

This impressive corner plot property is the largest plot on the development site, comprising of a sizable south facing rear garden and front garden, with no direct neighbours overlooking from behind or to the right of the property, making it substantially more private and quiet.

The property, originally purchased brand new with all premium upgrades, includes all Bosch kitchen appliances, spot lights in the kitchen and utility, Karndean herringbone flooring on the entire ground floor and fully tiled bathrooms upstairs.



## 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.

## School Catchment Area

This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School. As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

## Hallway

Welcoming hall with Karndean herringbone flooring, staircase to the first floor with a useful under stair storage cupboard, uPVC front door, radiator and doors into the W.C, kitchen. living room and study.

## Kitchen Diner

9'1" x 21'11"

Modern kitchen diner fitted with a range of wall, base and drawer units with a contrasting worktop and upstands with breakfast bar to the side with further dining space, integrated 'Bosch' oven with four ring gas hob and extractor over, integrated dishwasher, fridge freezer and drinks cooler, one bowl stainless steel sink unit with drainer and mixer tap. Further comprising a uPVC double glazed window to the front and rear, spotlights to the ceiling, two radiators, continuation of Karndean flooring, smoke alarm, extractor and door into utility.

## Utility

5'11" x 8'7"

With matching wall and base units with worktop and upstands, one bowl stainless steel sink unit with drainer and mixer tap, integrated 'Hisense' microwave, wall mounted 'Logic' combination boiler, continuation of Karndean flooring, under counter space for washing machine, spotlights to the ceiling, radiator, consumer unit, extractor and a uPVC door to the rear.

## Living Room

11'1" x 15'9"

Continuation of Karndean flooring, a radiator and uPVC French doors and windows to the rear.

## Study

5'10" x 11'1"

Continuation of Karndean flooring, uPVC double glazed window to the front and a radiator.

## Cloak Room

2'10" x 6'2"

Fitted with a W.C and corner wash hand basin with mixer tap, Karndean flooring, tiled splashbacks, extractor and a radiator.

## First Floor Landing

With access to all the bedrooms and the bathroom, built in storage cupboard, smoke alarm, radiator and loft access hatch.

## Bedroom 1

14'5" (max) x 11'4" (max)

Double bedroom with T.V aerial point, uPVC double glazed window to the front, door into en-suite and a radiator.

## En-Suite

4'8" x 8'0"

Fitted with a modern three piece suite consisting of a shower cubicle with sliding glass door, W.C and wash hand basin, fully tiled walls and floor, radiator, extractor and uPVC double glazed privacy glass window to the front.

## Bedroom 2

10'2" x 10'11"

Double bedroom with uPVC double glazed window to the rear and a radiator.

## Bedroom 3

9'3" x 10'11"

Double bedroom with uPVC double glazed window to the front and a radiator.

#### Bedroom 4

6'7" x 10'8"

Single bedroom with uPVC double glazed window to the rear and a radiator.

#### Bathroom

8'5" x 5'5"

Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower attachment, W.C and wash hand basin with mixer tap, fully tiled walls and floor, uPVC double glazed privacy glass window to the rear, extractor and a radiator.

#### Outside

The property is fronted with a driveway which provides off road parking for multiple vehicles with single garage behind with power and lighting. A pathway leads to the front door and round the side of the property where there is an area laid to lawn with bushes and shrubs. A gateway leads to the rear garden.

The rear garden is mainly laid to lawn with a patio seating area over looking the garden which is fully secure with wooden fencing to the boundary. There is an outside tap and power point.

#### Additions Made to the Property

The property benefits from a range of additions made by the current vendors such as:

- Beautiful wooden 2 post entry porch
- 3 person breakfast bar with additional drawers and integrated wine cooler
- Additional overhead storage and wall mounted wine rack in the utility
- External car charging point
- Fully turfed rear garden
- Extended patio in both front and rear garden
- Newly planted laurel hedge row on property boundary, creating an enclosed and private front garden
- 4 brand new black column feature radiators
- Modern light fixtures in every room
- High quality blinds in all rooms (excluding curtains in the living room & master bedroom)

#### 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.

#### Total Floor Area

113m<sup>2</sup> / 1,217ft<sup>2</sup>

#### Council Tax Band

East Lindsey Council Tax Band D

#### Viewings

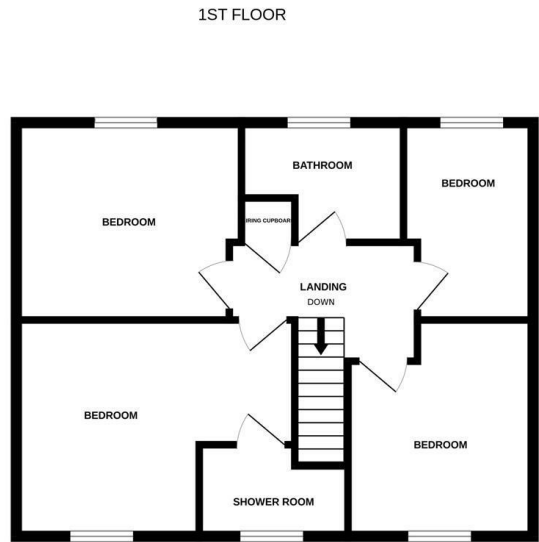
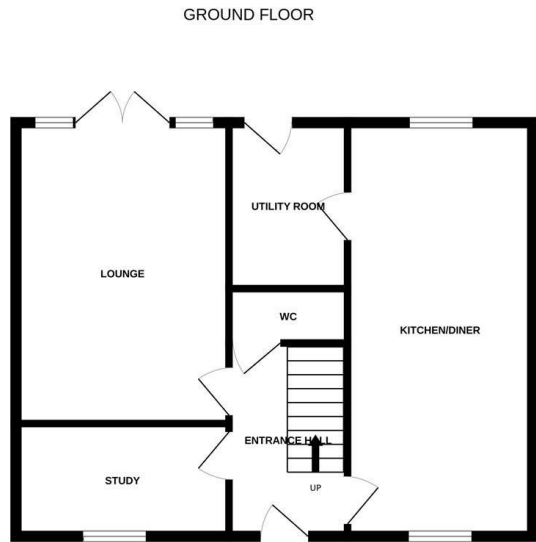
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

#### Opening Hours

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

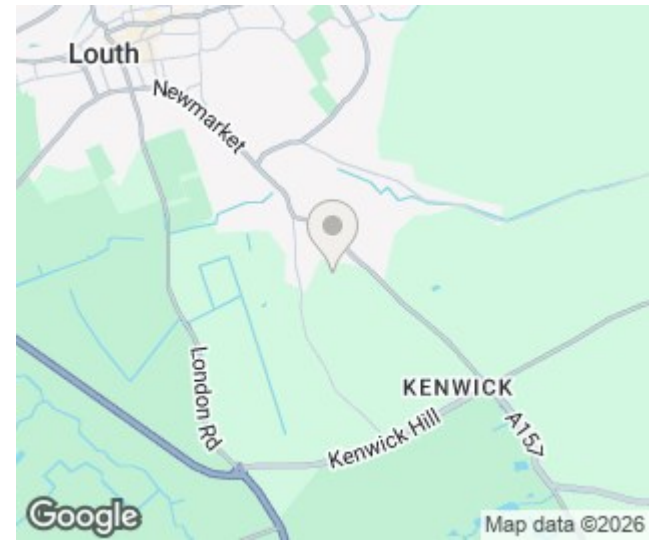
Saturday 9:00am to 1:00pm





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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales



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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