TES PROPERTY

19 Priory Close, Louth, LN11 9AS

Asking Price £195,000

This delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The bungalow features a living room, breakfast kitchen, two bedrooms and a well-appointed shower room, ensuring that all your needs are met with ease. Additionally, the property boasts a single garage and a driveway, providing ample parking space and extra storage options.

Situated close to local amenities, residents will benefit from easy access to shops, cafes, and essential services, enhancing the overall convenience of this lovely home.

In summary, this semi-detached bungalow on Priory Close is a fantastic opportunity for those looking for a comfortable and accessible home in Louth. With its appealing features and location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

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.

Accommodation

Entrance via uPVC double glazed door accessed from the side driveway into:-

Breakfast Kitchen 8'10" x 13'2" (2.70m x 4.03m)

With uPVC double glazed window to front, range of wall, base and drawer units with roll top worktop, Electrolux oven, 4 ring gas hob with pull out extractor, part tiled, space for washing machine and fridge freezer, wall mounted Worcester boiler, stainless steel sink and drainer with mixer tap, radiator.

Hall

Loft access hatch.

Living Room 16'2" x 9'10" (4.95m x 3.01m)

A lovely room with plenty of light containing fireplace with brick surround and hearth and wooden mantle, radiator, uPVC double glazed window to front, TV point.

Shower Room 5'9" x 6'9" (1.76m x 2.08m)

A well positioned shower room which is fully tiled and contains shower cubicle with shower off mains supply, wash hand basin, w/c, towel radiator, shaver point, uPVC double glazed window to side, airing cupboard with shelving and radiator, glass shelf, small mirror fronted cabinet.

Bedroom 1 13'2" x 9'10" (4.03m x 3.01m)

Radiator, uPVC double glazed window to rear, fitted wardrobes and storage cupboards to one wall.

Bedroom 2/Reception Room 8'11" x 8'11" (2.73m x 2.725m)

Situated at the rear of the property with radiator, uPVC double glazed windows and patio doors to rear, radiator.

Outside

Rear Garden

A deceptive rear garden consisting of rear patio area, laid to lawn area with shrubs, hedging, trees, surrounding, a bin store area to the patio and cast iron gate to driveway, garden shed.

Single Garage 9'3" x 18'11" (2.82m x 5.79m)

uPVC double glazed windows to side, electricity supply, up and over door.

Front

Driveway located to the side of the property with ample parking for a number of vehicles

The front gardens consist of mainly gravel with shrubs and bush borders.

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.

Council Tax Band

East Lindsey Council Tax Band B.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

May 2026.

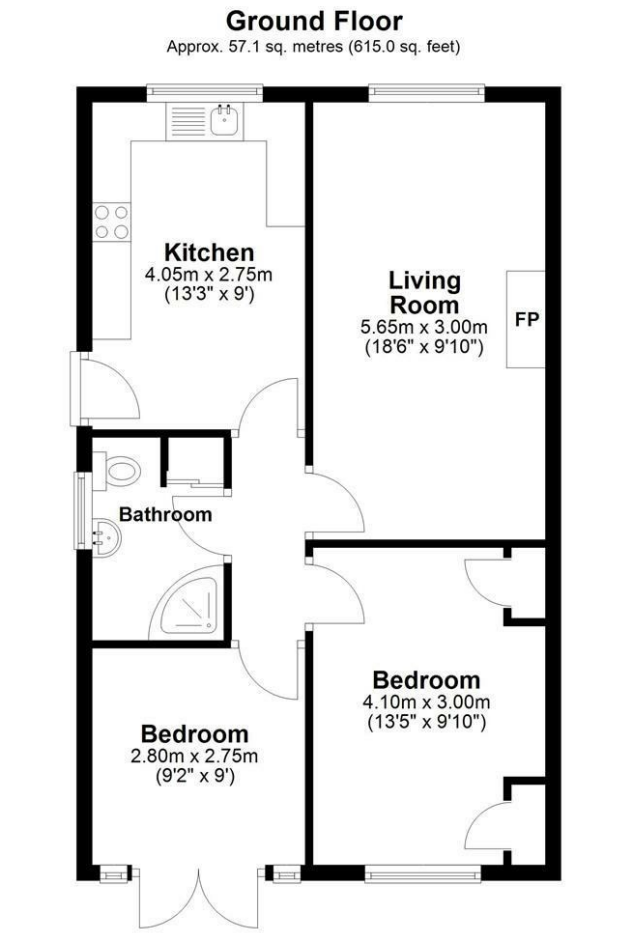
Opening Hours

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

Viewings

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

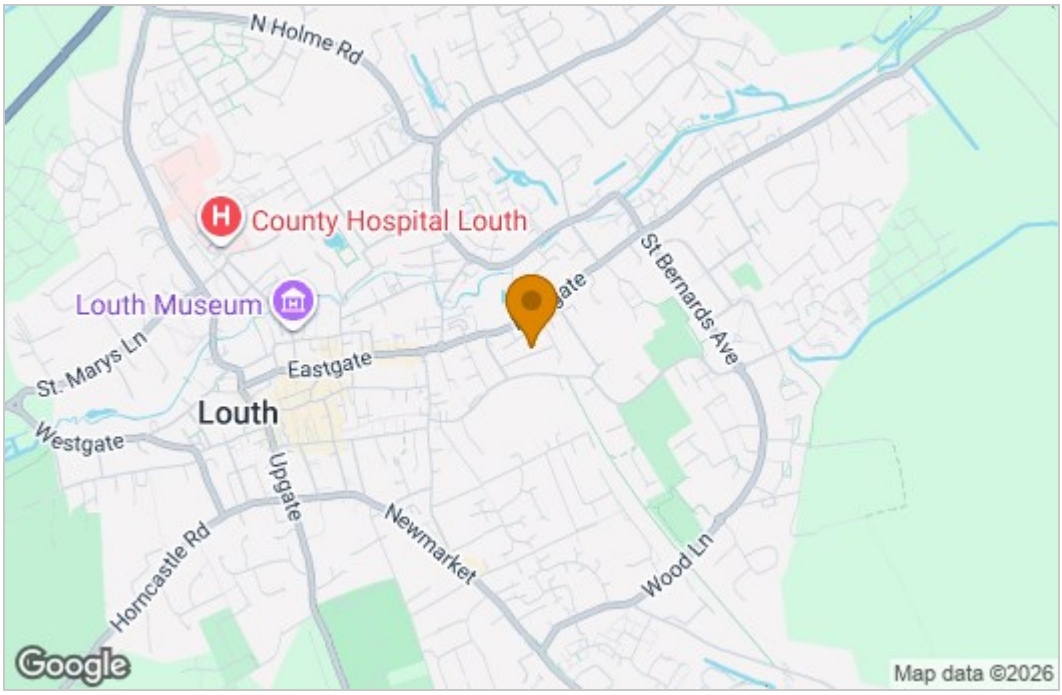
Floor Plan



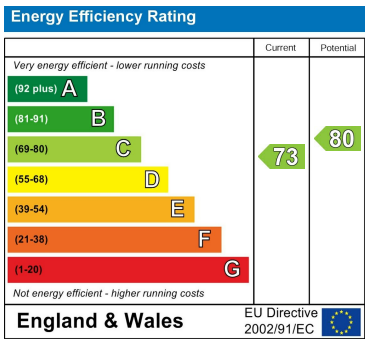
Total area: approx. 57.1 sq. metres (615.0 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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.

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