



7, Eresbie Road

Louth

M A S O N S

— SINCE 1850 —



7, Eresbie Road

Louth
LN11 8YG

Modern four-bedroom detached house

Attractive twin-gabled frontage

Four reception rooms

Three bathrooms, including en-suite

Spacious kitchen diner & separate utility

Double garage & ample off-road parking

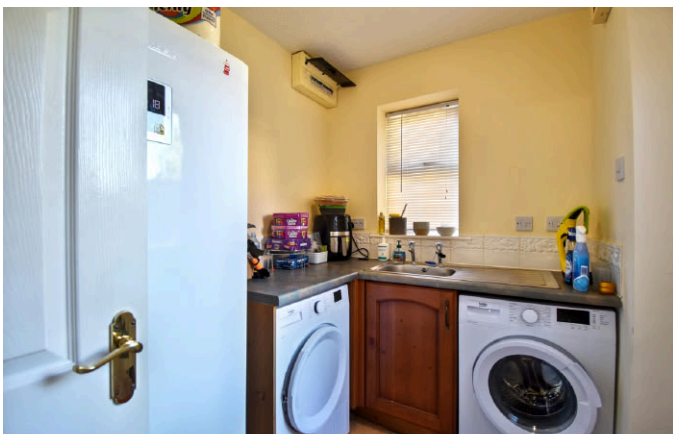
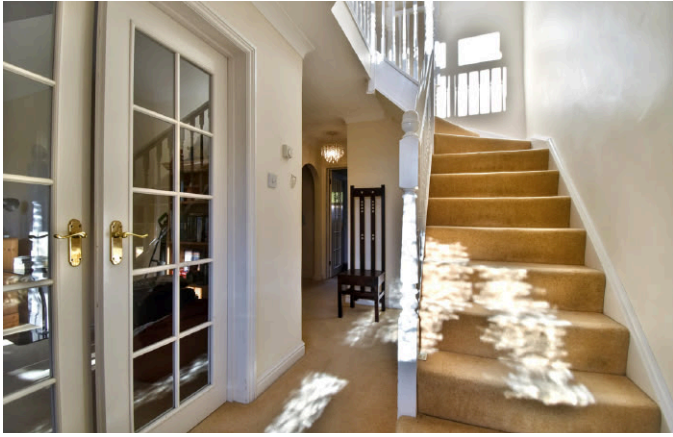
Generous, low-maintenance rear garden

Popular residential location in Louth

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A spacious modern four-bedroom detached house, occupying an elevated position on a popular residential road within the market town of Louth. The property features an attractive twin-gabled frontage and offers generously proportioned accommodation, including four reception rooms, a fitted kitchen diner, three bathrooms and a useful utility room. Further benefits include gas central heating, double-glazed windows, a double garage and a generous garden with a variety of seating areas. Ideally suited to family living, the property offers versatile accommodation with ample space for both entertaining and everyday life, conveniently placed for Louth town centre and its range of amenities.





Ground Floor

An attractive arched entrance porch leads to the front door, opening into a spacious entrance hallway with stairs rising to the first floor and a useful cloakroom with WC. Positioned to the front of the property, the bright and welcoming lounge features a fireplace, neutral décor and carpeted flooring. Glazed double doors connect the lounge to the dining room at the rear, where patio doors provide access to the garden, creating an ideal setting for family meals and entertaining.

The kitchen diner is fitted with a good range of base and wall units with pine doors, complemented by laminated work surfaces, built-in appliances and tiled flooring. There is ample space for a dining table, while a door leads through to the separate utility room, providing additional practicality for everyday household needs. Completing the ground floor accommodation are a useful study, ideal for home working, and a further reception room or snug positioned to the front, offering flexibility as a second sitting room, playroom or additional family space.

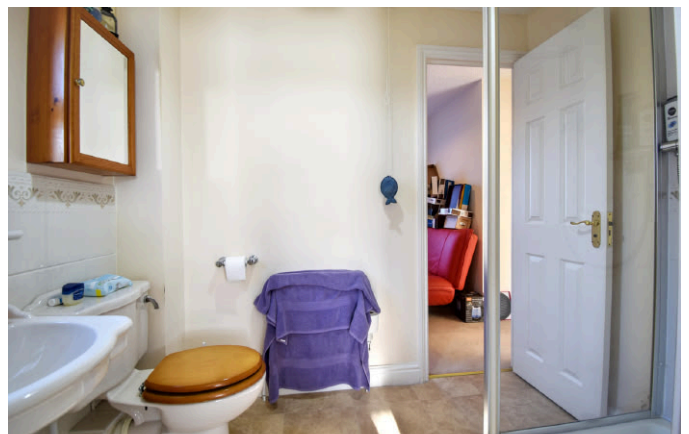




First Floor

The spacious gallery landing enjoys plenty of natural light from a large picture window incorporating a window seat, creating an attractive feature and a pleasant place to sit. Doors lead to the bedrooms and family bathroom, while a useful storage cupboard houses the regularly serviced gas-fired boiler.

The principal bedroom is a generous double room with fitted double wardrobes and its own en-suite shower room, comprising a shower, wash basin and WC. Bedrooms two and three are also well-proportioned double rooms, both positioned to the front of the property. Bedroom two benefits from access to a Jack-and-Jill shower room, shared with bedroom four, which is situated to the rear. A spacious family bathroom completes the accommodation, fitted with a bath, wash basin and WC, with tiling to the wet areas.





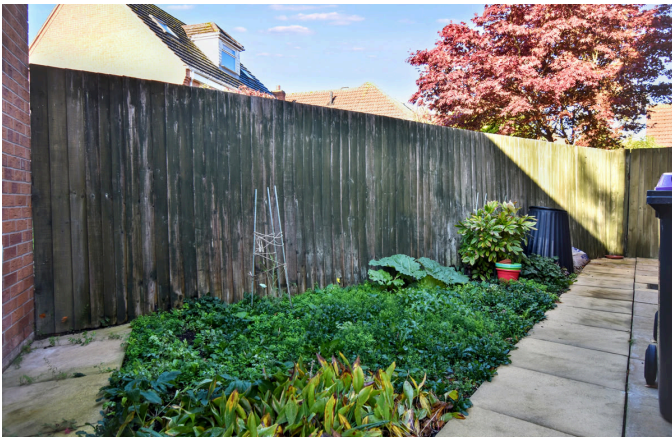


Outside

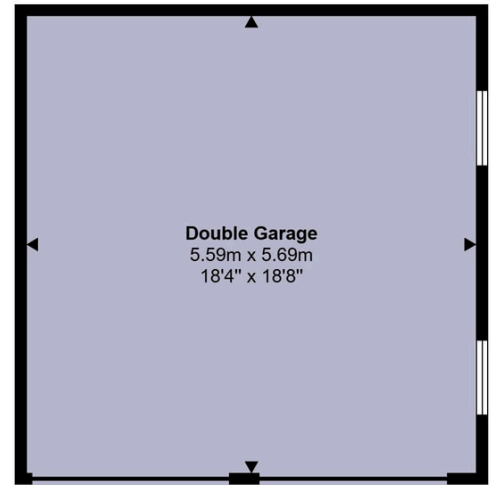
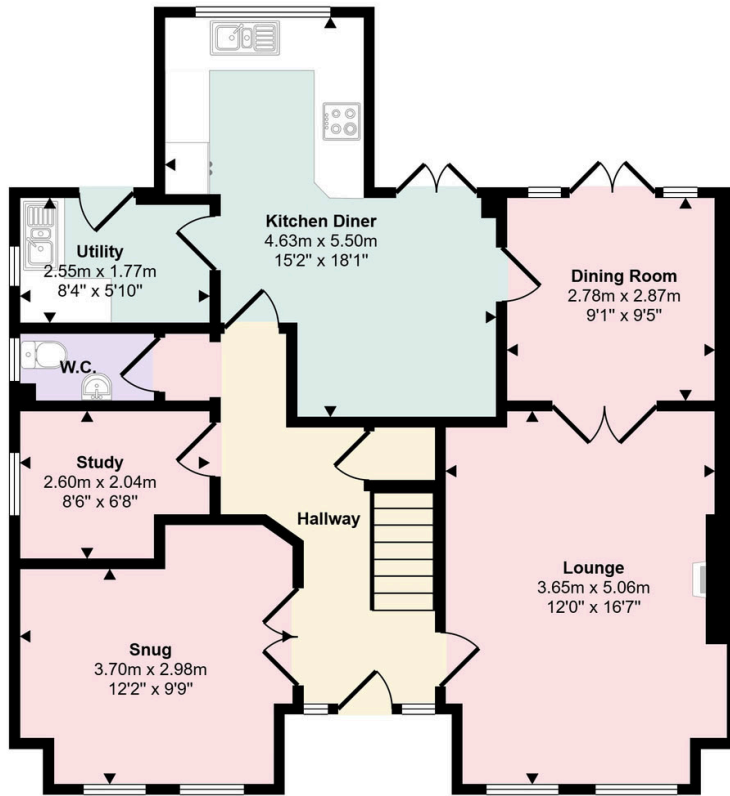
The property occupies an elevated position above the road, with a block-paved double-width driveway providing ample off-road parking and leading to the double garage. The garage benefits from lighting, electricity and a separate side personnel door, offering useful storage and potential for a variety of practical uses. A pathway leads to the front entrance, with the front garden predominantly laid to lawn and a further side garden providing space for growing vegetables.



The generous rear garden has been designed for ease of maintenance, featuring paved areas and steps leading up to a pebbled garden section at the rear. A further patio area positioned in the corner of the garden enjoys a sunny aspect, providing an inviting spot for outdoor dining, entertaining or relaxing during the warmer months. Together with the property's versatile accommodation, double garage and extensive parking, the outdoor space further enhances its appeal as a substantial family home in a popular residential location within Louth.

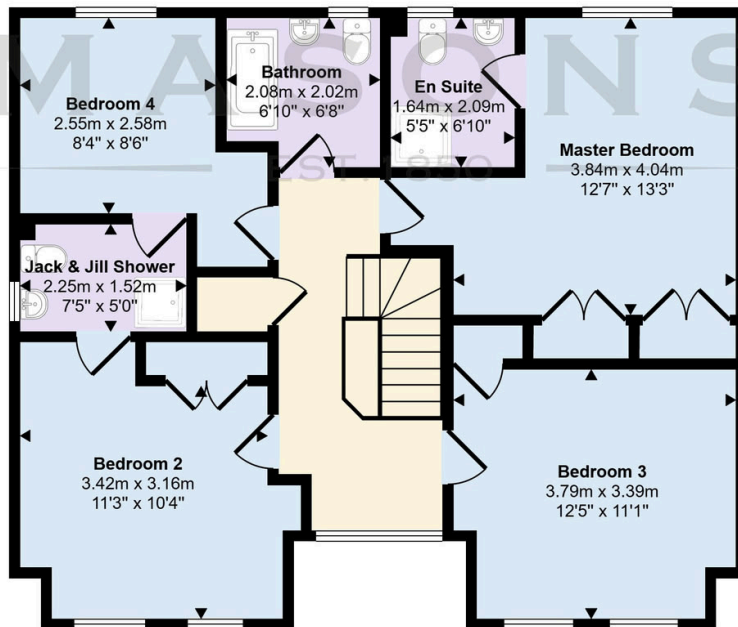


Approx Gross Internal Area
188 sq m / 2023 sq ft



Garage
Approx 32 sq m / 342 sq ft

Ground Floor
Approx 81 sq m / 874 sq ft



First Floor
Approx 75 sq m / 807 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 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 E

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: ///offstage.then.cocktail

Directions

From the centre of Louth, head south-east along Newmarket and turn onto Kenwick Road. Continue along Kenwick Road before turning onto Eresbie Road, where the property can be found shortly after on the left hand side.

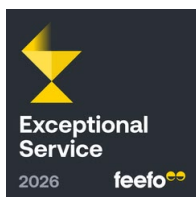
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