TES PROPERTY

48 Lavender Way, Louth, LN11 8FN

Asking Price £299,999

NO ONWARD CHAIN *STILL UNDER BUILDERS WARRANTY*

TES Property bring to the market this attractive and well presented family home located on the popular Alexander Park on the outskirts of Louth and just a short drive to the town centre and amenities. This stunning property is move in ready and offers a range of sizeable rooms throughout including an open plan kitchen/living/dining area with an additional living room, utility and ground floor w.c. To the first floor there are four bedrooms with an en-suite to bedroom 1 and a modern family bathroom. Externally benefiting from an enclosed rear garden, perfect for young children or pets, there is also a single garage and driveway.

Viewing is highly advised.

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.

Entrance Hall

Enter the property via a uPVC front door into the welcoming entrance hall where there is a radiator, stairs to the first floor and laminate flooring. Doors lead into the w/c, living room and kitchen.

W/C 5'10" x 4'10" (1.790m x 1.492m)

With w/c and wash hand basin with mixer tap, uPVC double glazed window to the front, tiled floor, tiled splashbacks, a radiator, spotlights to the ceiling and extractor.

Utility 4'10" x 5'7" (1.488m x 1.706m)

Worktop space with space and plumbing below for washing machine and tumble dryer, wall mounted 'Ideal' boiler, tiled floor, radiator, extractor and door to the side.

Open Plan Kitchen/Diner/Living Area 23'2" (max.) x 11'11" (max) plus 22'2" x 9'11" (7.081m (max.) x 3.657m (max) plus 6.780m x 3.038m)

Kitchen Area 11'11" x 12'1" plus 3'5" x 7'3" (3.656m x 3.689m plus 1.047m x 2.217m)

The kitchen is fitted with a range of wall, base and drawer units with a complimentary worktop over incorporating a 1.5 bowl sink unit with drainer and mixer tap, benefitting from a range of integrated appliances including an oven and grill with 4 ring gas hob with extractor over and integrated dishwasher. The is space for an American style fridge freezer, a central island with matching cupboards and matching worktop, dual aspect uPVC double glazed windows to the side and rear, spotlights to the ceiling, tiled flooring, storage cupboard and extractor. A door leads into the utility room.

Living/Dining Area 22'2" x 9'11" (6.779m x 3.039m)

Continuation of tiled floor, 2 x radiators, T.V aerial point, uPVC double glazed window to the side and uPVC double glazed patio doors out to the rear garden.

Living Room 16'8" x 10'7" plus bay window 4'9" x 2'2" (5.082m x 3.238m plus bay window 1.472m x 0.683m)

With uPVC double glazed bay window to the front, 2 x radiators, T.V aerial point and double doors into the kitchen.

Landing

With smoke alarm, loft access hatch and a radiator. Doors lead into all bedrooms and the bathroom.

Bedroom 1 12'2" x 10'10" (max) (3.732m x 3.312m (max))

Double bedroom with built in wardrobes with mirror fronted sliding doors, uPVC double glazed window to the front and a radiator. A door leads into the en-suite.

En-Suite 6'4" x 5'7" (1.938m x 1.705m)

Fitted with a three piece suite consisting of a corner shower cubicle, w/c and wash hand basin with mixer tap and cupboard below. There is a heated towel rail, shaving point, uPVC double glazed window to the front, spotlights to the ceiling, extractor and tiled splashbacks.

Bedroom 2 14'9" (max) x 9'0" (max) (4.508m (max) x 2.759m (max))

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

Bedroom 3 11'0" (max.) x 9'1" (max.) (3.372m (max.) x 2.775m (max.))

With uPVC double glazed window to the rear and a radiator,

Bedroom 4 7'4" x 11'8" (2.259m x 3.574m)

With uPVC double glazed window to the rear and a radiator.

Bathroom 6'8" x 8'8" (2.035m x 2.646m)

Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower over and glass shower screen, w/c and wash hand basin with mixer tap and cupboard below. The is a uPVC double glazed window to the rear, tiled splashbacks, heated towel rail, extractor, spotlights to the ceiling and an airing cupboard housing the hot water cylinder.

Outside

The property is fronted with a garden laid to lawn with a range of plants and shrubs boarders with a block paved path leading to the front door.
Down the side of the property is a block paved driveway which provides off road parking for multiple cars and leads down to the single garage. A gateway provides access to the rear garden.

To the rear is a fully enclosed garden mainly laid to lawn with two block paved patios, plenty of space for alfresco dining in the summer months. There is an outside tap 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
January 2026.

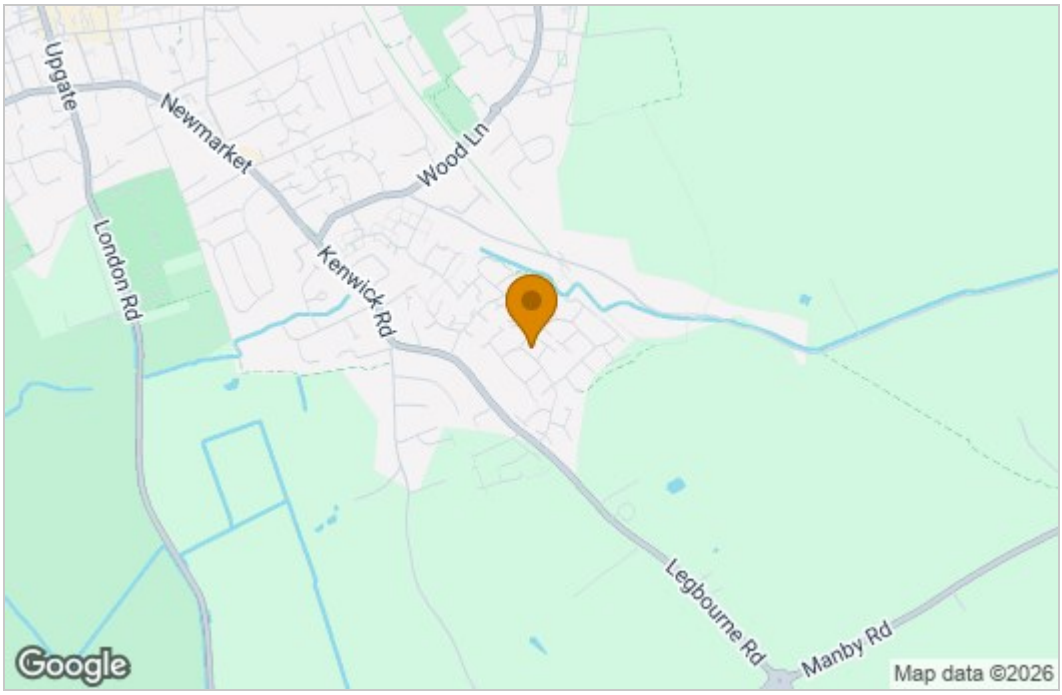
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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

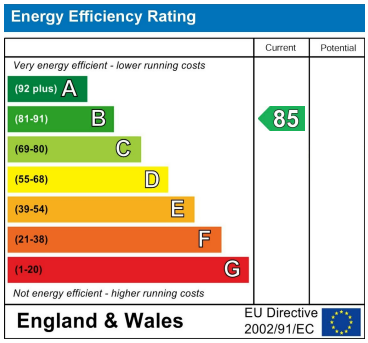
Floor Plan

Total area: approx. 118.3 sq. metres (1273.0 sq. feet)

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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk