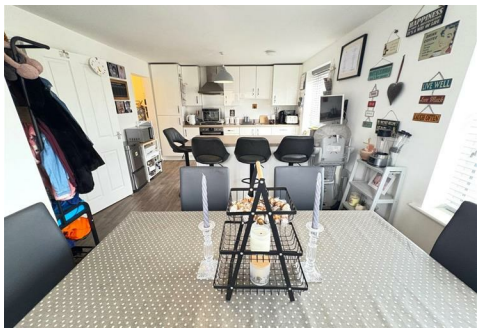
TES PROPERTY



8 Albatross Way, Louth, LN11 0ZF

Asking Price £305,000

TES Property bring to the market this delightful detached family home located in the market town of Louth, just a short drive to the town center. This lovely property is move in ready with modern interior throughout and internally comprises a spacious kitchen diner with utility off, a living room and ground floor w.c. To the first floor there are four bedrooms with an en-suite to the main bedroom, along with an additional family bathroom.

The property is located on a corner plot with a fully enclosed garden, perfect for families with young children or pets, there is also the added benefit of off road parking, single garage and being fully air conditioned.

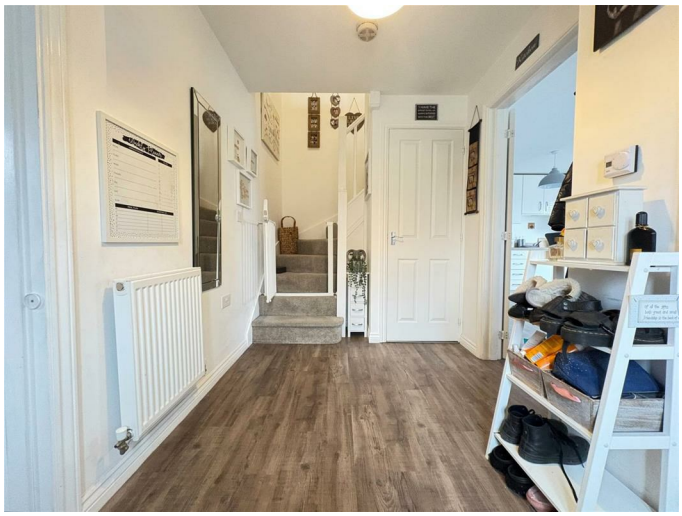
Viewing is highly recommended.

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 Hallway



Enter the property via a uPVC double glazed front door into a welcoming hallway where there is a radiator and staircase to the first floor with a useful storage cupboard below.

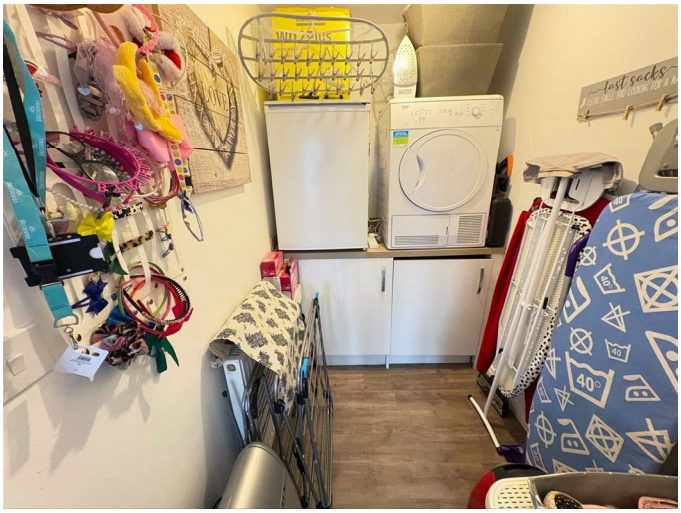
W.C 5'2" x 2'11" (1.58m x 0.89m)

Fitted with a w.c and wash hand basin with tiled splashbacks and attractive panelling to the walls, extractor, consumer unit and a radiator.

Kitchen Diner 11'7" (max) x 19'7" (max) (3.55m (max) x 5.98m (max))

The kitchen is fitted with a range of wall, base and drawer units with complimentary worktop over incorporating a 1 1/2 bowl stainless steel sink unit with drainer, benefitting from a range of integrated appliances including a fridge freezer, 'Zanussi' oven and grill with gas hob with extractor over and an integrated dishwasher. A breakfast bar offers additional base storage and houses the Ideal Logic boiler. uPVC double glazed windows to the front and side create and bright and airy space, there is ample space for a dining table, complimentary splashbacks and a radiator. An opening leads into the utility.

Utility 6'7" x 4'8" (2.01m x 1.44m)



Fitted with base units with worktop over with splashbacks and space for washing machine and tumble dryer.

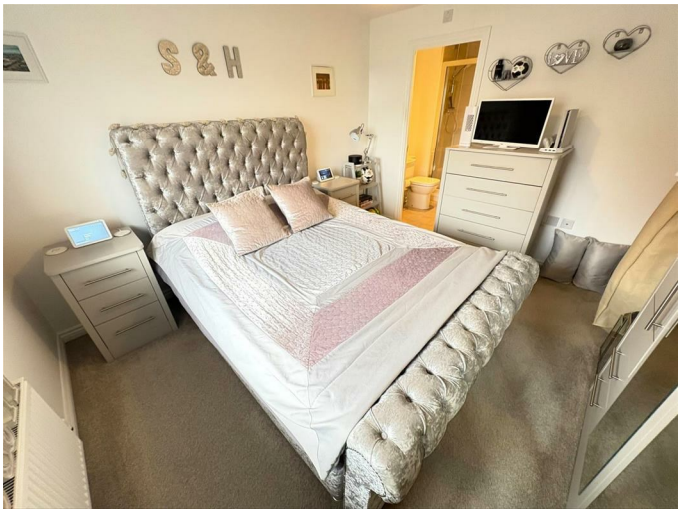
Living Room 11'4" x 19'7" (3.46m x 5.98m)

Bright and airy room with uPVC double glazed windows to the front and uPVC double glazed patio doors to rear garden allowing easy access outside, there is also a radiator, T.V aerial point and a Midea air conditioning unit.

First Floor Landing

With loft access hatch, airing cupboard with hot water cylinder and a radiator.

Bedroom 1 11'1" x 11'6" (3.38m x 3.52m)



Spacious double bedroom with radiator, uPVC double glazed window to the side and air conditioning funnel to ceiling. A door leads into the en-suite.

En Suite 4'8" x 6'5" (1.44m x 1.97m)

Fitted with a three piece suite comprising a shower cubicle with standard T bar attachment, w.c and wash hand basin. Complimentary tiling to the splashbacks, a radiator, extractor and shaver point.

Bedroom 2 9'8" x 11'10" (2.97m x 3.62)

Double bedroom with radiator, uPVC double glazed window to the side and air conditioning funnel to ceiling.

Bedroom 3 10'0" x 9'7" (3.06m x 2.93m)

With dual aspect uPVC double glazed windows to side and front, radiator and air conditioning funnel to ceiling.

Bedroom 4 10'1" x 8'3" (3.08m x 2.52m)

With radiator, uPVC double glazed window to the front and an air conditioning funnel to the ceiling.

Bathroom 6'2" x 6'7" (1.89m x 2.02m)

Modern bathroom fitted with a three piece suite consisting of a w.c, wash hand basin and panelled bath. There is a uPVC double glazed window to the front, heated towel radiator, tiled splashbacks and an extractor.

Rear Garden

Fully enclosed garden with gated access from either side of the property, the garden is mainly laid to lawn with a raised decking area and patio, providing plenty of space for alfresco dining in the summer months. Air conditioning cassettes.

Semi-Detached Single Garage 20'1" x 10'4" (6.13m x 3.15m)

Up and over door and electricity supply.

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.
The property benefits from a air conditioning system with a ducting system in the loft which feeds all 4 bedrooms and a separate unit downstairs that's controlled by WIFI.

Council Tax Band

East Lindsey Council Tax Band D.

Tenure

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

Brochure Prepared

July 2026.

Opening Hours

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

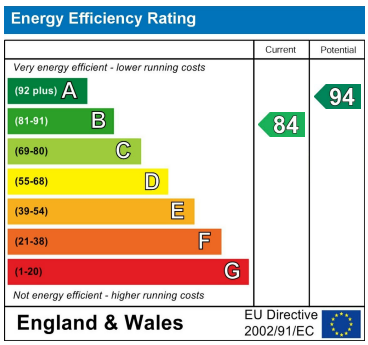
Viewings

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

Floor Plan

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