



**17 Linda Crescent, Louth, LN11 9LQ**  
**Asking Price £285,000**

TES Property bring to the market this well presented and ready to move into detached bungalow located in a popular residential area of Louth, just a short walk to the town centre and amenities. Internally the bungalow consists of good size rooms throughout with two bedrooms, living room, kitchen diner and bathroom.

Externally the property is situated on a sizeable plot with attractive front and rear gardens, off road parking and a garage.

**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 Hall

Enter the property via a uPVC front door into the hallway where there is a radiator, smoke alarm and doors into all rooms.

## Living Room 12'0" x 20'10" (3.659m x 6.37m)



Bright and airy room with dual aspect UPVC double glazed windows, forbo flotex flooring, two radiators, wall lighting and telephone point.

## Kitchen Diner 17'3" x 11'11" (5.283m x 3.655m)

Good size room fitted with a pre-assembled integrated kitchen comprising a range of base and drawer units with contrasting worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap, benefitting from a range of integrated appliances including an oven with 4 ring gas hob with extractor above, integrated dishwasher, fridge and washing

machine. There is an island with further units and breakfast bar to one side, wall mounted 'Viessmann' boiler, dual aspect uPVC double glazed windows and door to the side, radiator and ample space for a dining table.

## Bedroom 1 10'0" x 12'9" (3.056m x 3.897m)



Double bedroom with more than enough space for a king-size bed radiator and uPVC double glazed window to the front.

## Bedroom 2 10'0" x 11'10" (3.065m x 3.630m)



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

## Bathroom 7'6" x 6'0" (2.309m x 1.835m)



Fitted with a three piece suite consisting of a panelled bath with shower head over, wash hand basin and W.C. There is a uPVC double glazed privacy glass window to the side, heated towel rail, loft access hatch, tiled splashbacks and extractor fan.

## Outside



The property is fronted with a dwarf brick wall with an opening onto the paved driveway which leads down to the garage. There is a front garden laid to lawn with a range of shrubs and plants and a pathway with gated access leads down the side of the property to the front door.

The rear garden is fully enclosed with high fencing to the boundary adding privacy and a secure gateway to the front, the garden features a central lawned area with gravelled boarders around. There is an area for bin storage, a timber shed, outside tap and security lighting.

## Garage 17'5" x 8'6" (5.327m x 2.609m)

With up and over door, power, lighting and personnel door to the rear.

## 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

October 2025.

## Council Tax

East Lindsey District Council Tax Band C.

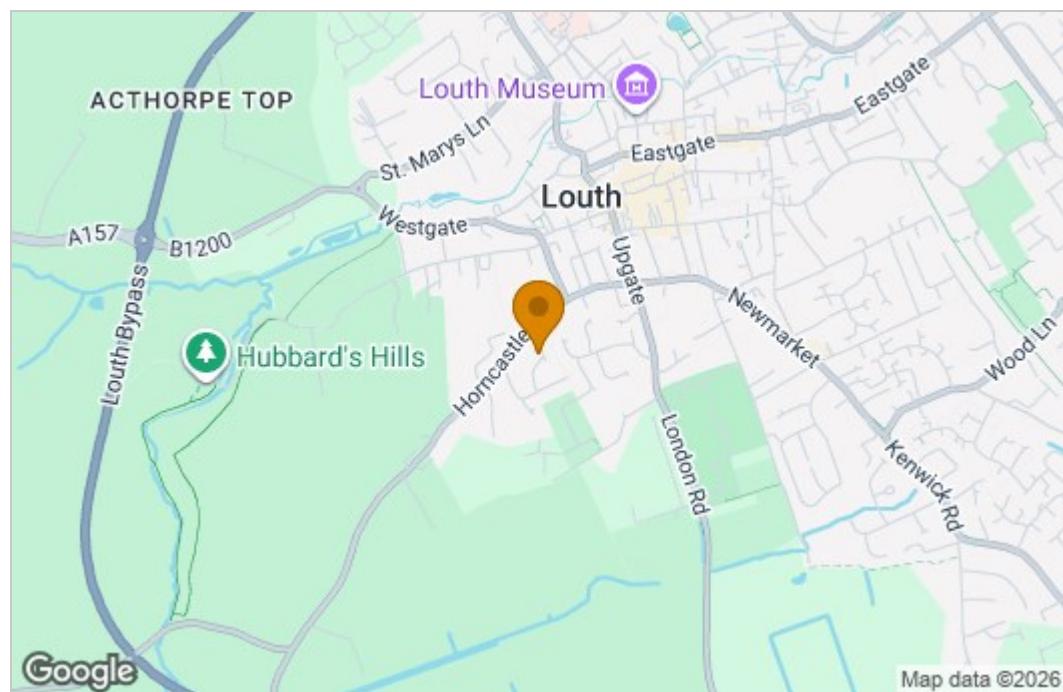
## Floor Plan



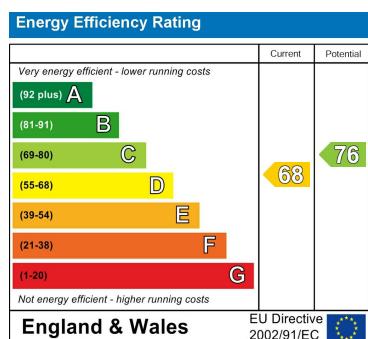
Total area: approx. 93.5 sq. metres (1006.6 sq. feet)

Robin Mapleston (info@epcoforproperty.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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