



22 Adrian Close, Louth, LN11 9EP
£189,000

TES Property are proud to present this spacious and well-positioned three-bedroom semi-detached home, offering fantastic potential for families, first-time buyers, or investors alike. Boasting generous front and rear gardens, this property provides ample outdoor space perfect for entertaining, or relaxing. A single garage and off-road parking add further convenience, making this an ideal choice for modern living. Situated in a highly sought-after residential area, the home is just a short distance from the vibrant market town of Louth, renowned for its excellent range of amenities. From independent shops, cafés, bars, and restaurants to well-regarded schools, healthcare facilities, scenic parkland, and leisure options, everything you need is within easy reach. Early 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 Porch 6'2" x 6'2" (1.902m x 1.904m)

with uPVC front door with uPVC double glazed window, door into lounge, radiator.

Lounge 12'9" x 17'4" (3.910m x 5.303m)



A welcoming lounge area provides an electric fire, uPVC double glazed window to front, radiator, 2 doors into the kitchen diner, stairs to first floor.

Kitchen/Diner 17'4" x 12'2" (max) 8'11" (min) (5.284m x 3.725m (max) 2.726m (min))

A spacious and light area benefitting from a range of wall, base and drawer units with contrasting worktop over, 1.5 bowl stainless steel sink unit with drainer and mixer tap, space for washing machine, fridge and freezer, integrated oven with 4 ring gas hob with extractor over, tiled splashbacks, uPVC double glazed window and door to rear garden, door into lounge, radiator.

Landing

with Loft hatch, airing cupboard housing hot water cylinder, doors to all first floor rooms.

Bedroom 9'6" x 8'10" (2.914m x 2.717m)



A Double bedroom with uPVC double glazed window to rear, and built in wardrobes.

Bedroom 10'8" x 9'5" (3.275m x 2.888m)

A Double bedroom with uPVC double glazed window to front, radiator and built in wardrobe.

Bedroom 7'5" x 7'0" (2.286m x 2.140m)

A Single bedroom with radiator, uPVC double glazed window to front.

Bathroom 7'5" x 5'5" (2.281m x 1.655m)

A well proportioned bathroom suite consisting of a panelled bath with shower over, w/c, wash hand basin, tiled splashback, extractor, uPVC double glazed window to rear, heated towel rail.

Front Garden

To the front of the property is a driveway which provides good off road parking. Also to the front is a laid to lawn area and space for further parking on gravelled area

Rear Garden

To the rear of the property is a spacious private garden consisting of laid to lawn area and a patio area. A pathway leads to the front of the property

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

April 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

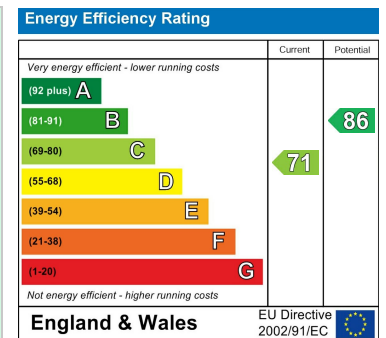


Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagis 03/24

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