



**43 Watts Lane, Louth, LN11 9DG**  
**Asking Price £229,950**

TES Property bring to the market this well maintained semi detached house located in the market town of Louth, perfect for a growing family. This delightful property is move in ready and benefits from front and rear gardens with ample off road parking and internally consists of a modern kitchen diner, two reception rooms, four bedrooms and a four piece suite bathroom.

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 13'2" x 5'9" (4.03m x 1.755m )

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

### Living Room 13'5" x 10'5" (4.11m x 3.19m )



Cosy room with uPVC double glazed window to the front, feature wall mounted electric fireplace, T.V aerial point and a radiator.

### Play Room / Snug 11'10" x 7'10" (3.63m x 2.40m )



Versatile room which consists of a large storage cupboard housing meters, dual aspect uPVC double glazed windows to the front and side, spotlights to the ceiling and a radiator.

### Kitchen Diner 25'4" x 7'6" (7.732m x 2.289m )



The kitchen is fitted with a range of shaker style wall, base and drawer units with wood effect worktop over incorporating a one and a half bowl sink unit with drainer and mixer tap with tiled splashbacks. There is an integrated 'CDA' oven and grill and 'Zanussi' induction hob with extractor over and integrated fridge freezer, and space for washing machine and tumble dryer. There is a uPVC double glazed window and patio doors to the rear, a radiator and ample space for a dining table.



## First Floor Landing



With large airing cupboard with storage space and houses the boiler.

## Bedroom 1 10'5" x 12'8" (3.197m x 3.88m )



With uPVC double glazed window to the front, loft access hatch and a radiator.

## Bedroom 2 8'0" x 10'5" (2.46m x 3.19m )



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

## Bedroom 3 9'4" x 8'3" (2.85m x 2.53m )



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

## Bedroom 4 5'8" x 9'5" (1.75m x 2.88m )



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

## Bathroom 9'3" x 8'1" (max) (2.82m x 2.48m (max) )



Modern bathroom fitted with a four piece suite consisting

of a jacuzzi bath with mixer tap, shower cubicle, wash hand basin in unit and W.C with hidden cistern. There is a large towel radiator, shaving point, partly tiled walls, shaving point, a radiator and uPVC double glazed window to the side.

## **Outside**



The property is fronted with a sizeable gravelled driveway which provides ample off road parking with an area laid to lawn for further parking if required.

The rear garden is fully enclosed with fencing to the boundary and gated access down the side, the area is mainly laid to lawn with a patio area overlooking the garden with attractive flower borders.

## **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**

July 2025.

## **Council Tax**

East Lindsey District Council Tax Band B.

## **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

## **Opening Hours**

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

Saturday 9:00am to 1:00pm

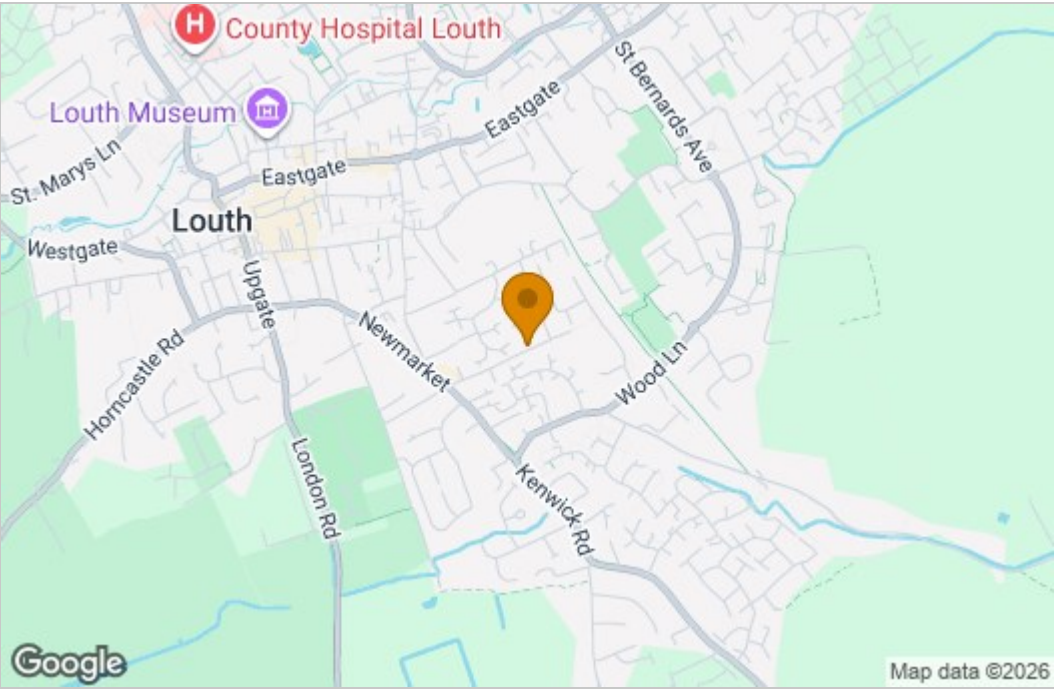


Floor Plan

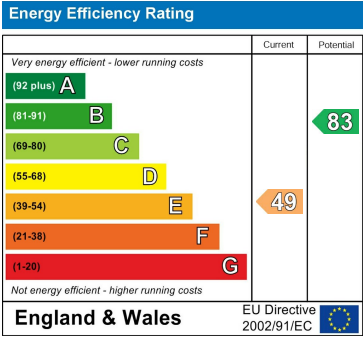


Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

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.