



**5 Falcon Avenue, Louth, LN11 0ZJ**

**Asking Price £249,999**

TES Property bring to the market this attractive and move in ready family home located in a popular residential area in the market town of Louth with just a short drive to shops and amenities. This three storey property has plenty of space and privacy for everyone and internally features a good size lounge diner, kitchen and w.c to the ground floor. As you head to the first floor you will find three sizeable bedrooms with a modern bathroom, and to the second floor is a large master suit which benefits from built in wardrobes and en-suite off. Externally the property consists of front and rear gardens, a single garage and driveway.

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 welcoming hallway where there is a radiator, consumer unit and stairs to the first floor with storage cupboard below. Doors lead into the kitchen, living room and W.C.

### Kitchen 11'3" (max) x 10'7" (max) (3.430m (max) x 3.230m (max))



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a one and a half bowl stainless steel sink unit with drainer and mixer tap. There is the added benefit of integrated appliances including an oven with 4 ring gas hob with extractor above, fridge freezer, dish washer and washing machine. A cupboard houses 'Logic' gas boiler, there is a uPVC double glazed window to the front, radiator and space for dining table.

### Lounge Diner 15'11" x 13'7" (4.870m x 4.159m)



Bright and airy room with radiator and uPVC double glazed window and patio doors to the rear.

**W.C. 3'4" x 6'1" (1.025m x 1.863m)**



With W.C. and wash hand basin with mixer tap, tiled splashbacks, radiator and extractor.

**Landing**



With radiator, airing cupboard housing the hot water cylinder and fitted with shelving and an additional storage cupboard. Door into further landing space with radiator, uPVC double glazed window to the front and stairs to the second floor.

**Bedroom 2 11'0" x 9'9" (3.364m x 2.994m)**



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

**Bedroom 3 8'11" x 10'8" (2.721m x 3.254m)**



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



**Bedroom 4 / Office 5'10" x 11'0" (1.792m x 3.357m)**



Versatile room which could be used as an office or single bedroom, with uPVC double glazed window to the rear and a radiator.

**Bathroom 6'7" x 5'7" (2.009m x 1.702m)**



Fitted with a three piece suite consisting of a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and W.C. There are tiled splashbacks, heated towel rail and extractor.

**Bedroom 1 18'4" (max) x 12'4" (max) (5.605m (max) x 3.781m (max))**



Large double bedroom with uPVC double glazed window to the front and additional velux window, built in wardrobes along one wall with mirror fronted sliding doors, wall lighting and a radiator. A door leads into the en-suite.

**En Suite 5'0" x 9'8" (1.535m x 2.958m)**



Fitted with a three piece suite consisting of a shower cubicle with sliding glass door, W.C. and wash hand basin with mixer tap, tiled splashbacks, shaving point, heated towel rail, extractor and velux window.

## Outside



The property is fronted with low maintenance garden laid with white gravel, block paved pathway and a range of shrubs and plants. A concrete driveway runs down the side of the property and leads down to the single garage and gateway to the rear garden.

The rear garden is fully enclosed with fencing to the boundary with gateway to the side. The garden is mainly laid to lawn with two patio areas, one at either end of the garden and providing plenty of space to sit and relax. The garden features a boarder along one fence and additional raised planter, both with a range of shrubs and plants. 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

## Council Tax Band

East Lindsey District Council Tax Band C.

## Viewings

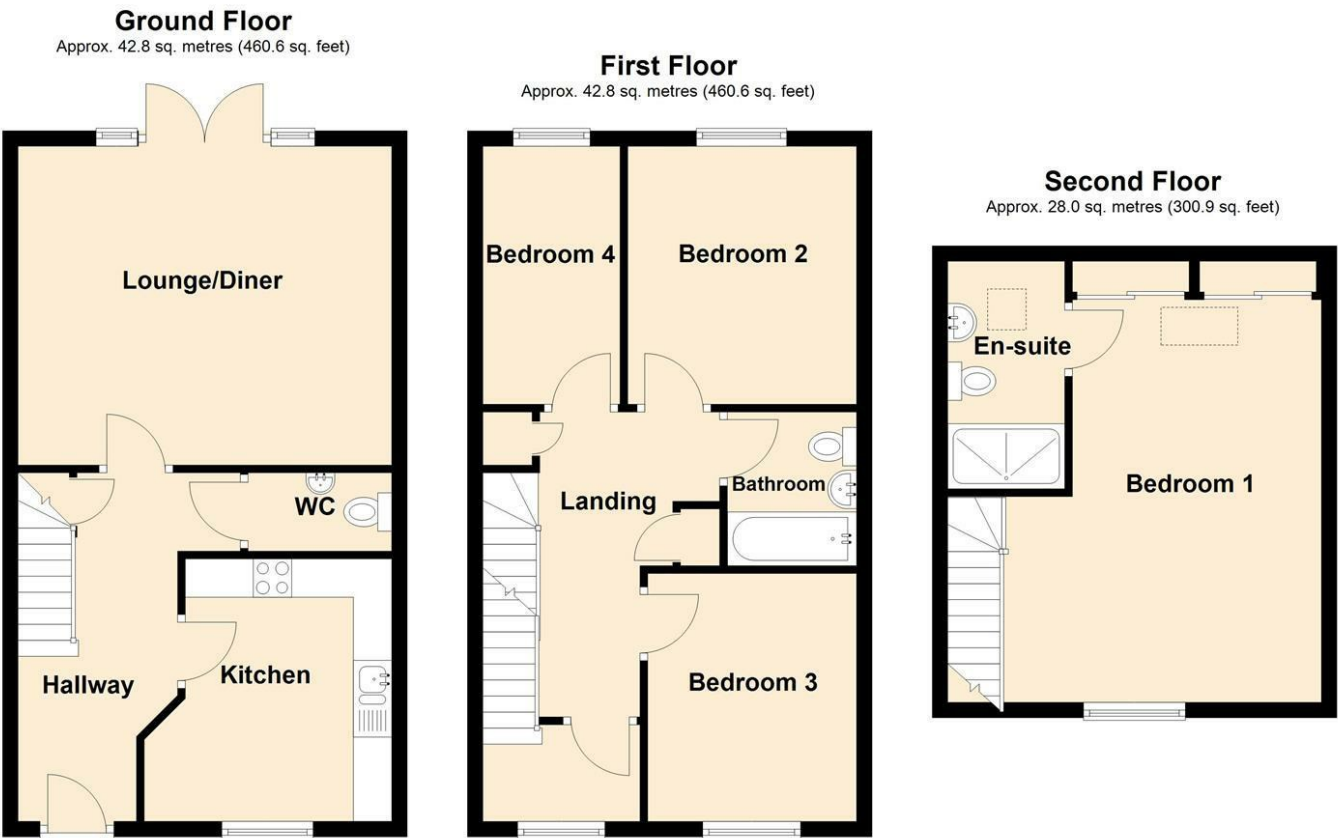
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

## Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan

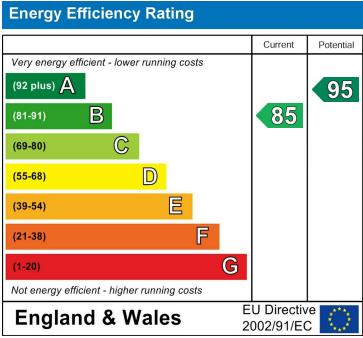


Total area: approx. 113.5 sq. metres (1222.0 sq. feet)

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.