TES PROPERTY









9 Park Row, Louth, LN11 7AT

Asking Price £265,000

NO ONWARD CHAIN

TES Property bring to the market this charming detached bungalow located down a quiet lane off Eastfield Road, in Louth, just a short drive to the town centre and amenities. This lovely property is move in ready and internally comprises two bedrooms, both benefitting from fitted wardrobes and storage space, a family bathroom, kitchen diner with conservatory off, along with an additional dining room and living room. Externally the property is set on a spacious plot with front and rear gardens, driveway and garage. The front garden is of a good size and could provide further parking space if required.

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.

Accommodation

Entrance Porch 2'11" x 6'6" (0.90m x 2.00m)

Enter the property via uPVC double glazed sliding doors into the entrance porch where there uPVC double glazed windows and archway to uPVC double glazed door which leads into the hallway.

Hallway



Welcoming hallway with radiator, thermostat and doors to all rooms.

Bedroom 12'1" x 12'5" (3.69m x 3.80m)



With uPVC double glazed window to the front, fitted wardrobes and cupboards and a radiator.

Bedroom 10'11" x 11'3" (3.35m x 3.43m)



With radiator, uPVC double glazed window overlooking rear garden, fitted wardrobes and storage cupboard (one housing hot water cylinder).

Bathroom 6'10" x 8'2" (2.10m x 2.51m)



Fitted with a three piece white suite consisting of a low flush w/c, wash hand basin and panelled bath with electric Triton shower over. The room is fully tiled with a curtain rail, radiator, uPVC double glazed window to the rear and glass panelled door.

Kitchen 9'1" x 14'1" (2.79m x 4.30m)



Attractive kitchen fitted with a range of shaker style wall, base and drawer units with roll top worktop over incorporating a stainless steel sink with drainer and mixer tap. There is space for a range of appliances such as a freestanding oven with extractor over, fridge freezer and washing machine. The room further comprises a loft access hatch, tiled flooring, part tiled walls, uPVC double glazed window to the rear, wall mounted Worcester boiler and a radiator. A door leads into the conservatory.

Conservatory 4'9" x 13'1" (1.46m x 3.99m)



With uPVC double glazed windows to the rear and sides, doors to either side and corrugated roof.

Dining Room 10'11" x 9'7" (3.33m x 2.93m)



Versatile room with uPVC double glazed window to the side, radiator and archway to Living Room.

Living Room 12'1" x 14'1" (3.70m x 4.30m)



Cosy living room with radiator, uPVC double glazed window to the front, open to Dining Room.

External Store 6'11" x 5'10" (2.11m x 1.78m)



A useful space with uPVC double glazed window to the side and lighting.

Garage 11'6" x 15'7" (3.51m x 4.76m)



With up and over door, fuse box, solar PV system, single glazed window to the rear and uPVC double glazed window to bedroom.

Front Garden



The property is fronted with a good size laid to lawn garden enclosed by low fencing with gated access. A concrete pathway leads to the front door and down the side of the property to the rear garden. A gravelled driveway runs down the side of the property and to the garage. PV panels on front roof.

Rear Garden



The rear garden is mainly laid to lawn with a patio area surrounded by gravelled boarders, and a range of attractive plants and shrubs throughout the garden. A concrete pathway leads to the patio and the around property with gated access to front driveway. PV panels to side of property,

Side Garden

Laid to lawn with shrubs and plants and water 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 PV Panels to two sides of the property.

Council Tax Band
East Lindsey Council Tax Band B.

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

Brochure Prepared
August 2026.

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

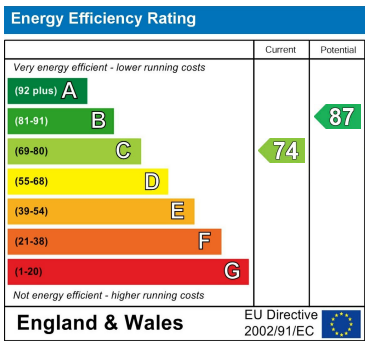
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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.

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