

HOLLY CRESCENT, LOUTH

£360,000



TES Property are delighted to bring to the market this modern 4 bedroom detached property in the popular area of Holly Crescent, Louth.

The property offers everything a family home should and much more. To the ground floor is a welcoming hallway off the entrance porch, a downstairs toilet, an office which can easily be utilised as a snug, a living room, utility and an open plan kitchen, dining, sitting room. The first floor brings more space with 4 double bedrooms with ample storage space, an ensuite shower room to the main bedroom, and a family bathroom.

Outside the garden offers something for all. With a large patio ideal for hosting or chilling with family and friends, a lawn area, a rubber chipping play area and a further patio to the rear of the garden.

A single garage and a gated driveway offer private parking and additional storage space. The property also benefits from an EV charging point on the driveway.

This property must be viewed to appreciate its size and specification. Book your viewing now to avoid disappointment!





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
3'6" x 5'5"
A useful space with a radiator, uPVC double glazed door to front.

Entrance Hallway
14'11" x 6'4"
A welcoming entrance hallway greets you as you enter from the porch. With the staircase to first floor with built in understair storage, radiator, Danfoss thermostat.

Downstairs Toilet
2'9" x 5'9"
A modern suite comprising corner wash hand basin with grey tile splashbacks, dual flush w/c, radiator, extractor.

Office
8'11"n x 7'10"
uPVC double glazed window to front, radiator, fitted units to one wall with desk space.

Living Room
16'10" x 10'11"
A spacious living room with a TV point, uPVC double glazed window to front with bespoke fitted blinds, feature panelling to one wall, double doors to kitchen/dining/living room, radiator.

Open Plan Kitchen/Dining/Sitting Room
Split as:-

Kitchen
16'3" x 10'6"
with radiator, tile flooring, wall, base and drawer units with marble effect worktop, 4 ring Neff gas hob with extractor, 1.5 bowl quartz sink and drainer, breakfast bar, integrated appliances including dishwasher, oven and grill above, space for fridge freezer, extractor fan, uPVC double glazed window to rear.

Dining/Sitting room
21'9" x 9'11"
Offering two radiators, uPVC double glazed window to rear, uPVC double glazed patio doors and side window panels to rear patio, feature panelling to rear wall.

Utility Room
7'10" x 5'5"
with wall mounted Logic Heat H18 boiler, base units and tall unit, marble effect worktops, space and plumbing for washing machine and tumble dryer, uPVC double glazed door to side, radiator.

Landing
with radiator, airing cupboard with hot water cylinder.

Bedroom 1
12'7" x 11'2"
The main bedroom offers a radiator, mirror fronted triple wardrobe to one wall, uPVC double glazed window to front, feature panelled wall and door to;

En Suite
6'5" x 6'11" max., 5'1" min.
A modern Ensuite with a radiator, uPVC double glazed window to front, dual flush w/c, wash hand basin in vanity unit, shaver point, heated towel radiator, shower cubicle.

Bedroom 2
11'9" x 11'4"
A good sized double room with a radiator, uPVC double glazed window to front, TV point.

Bedroom 3
13'11" x 8'3"
The third bedroom comprises, a radiator, uPVC double glazed window to rear, TV point.

Bedroom 4
10'7" x 10'11" max.
A double room with a radiator, uPVC double glazed window to rear.

Bathroom
5'6" x 6'9"
A light and modern bathroom with panelled bath with shower over and glass screen, uPVC double glazed window to rear, wash hand basin in vanity unit, extractor, heated towel radiator, part tiled walls.

Outside

Single Garage
9'9" x 18'9"
Personnel door to side, up and over door, electricity supply.

Front Garden
To the front of the property is a private gated driveway which leads to the rear of the property and the single garage,

The front provides a well maintaned gravel garden with decorative well maintaned features.

Rear Garden
The rear garden has been designed to meet the needs of all of the family. It provides a Large patio area with pathway splitting laid to lawn garden and rubber crumb play area, a further large patio area is located to the rear of the garden suitable for a summerhouse or garden shed to be placed.

The property also benefits from an EV charging point to the driveway.

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.

Council Tax Band
East Lindsey Council Tax Band E.

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

Brochure Prepared
June 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













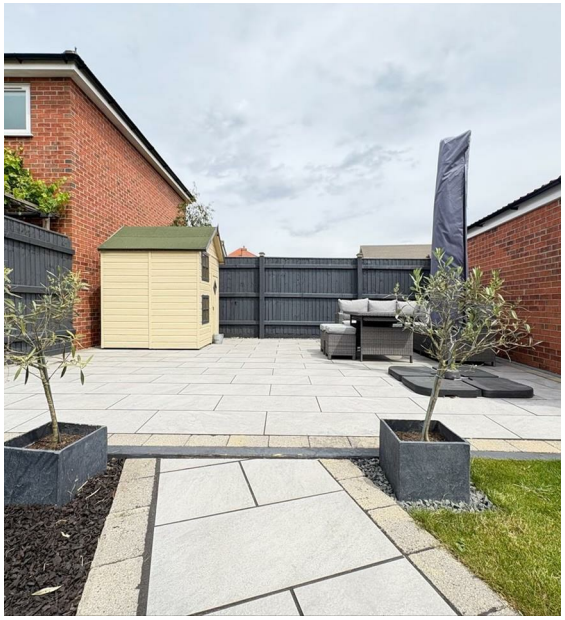







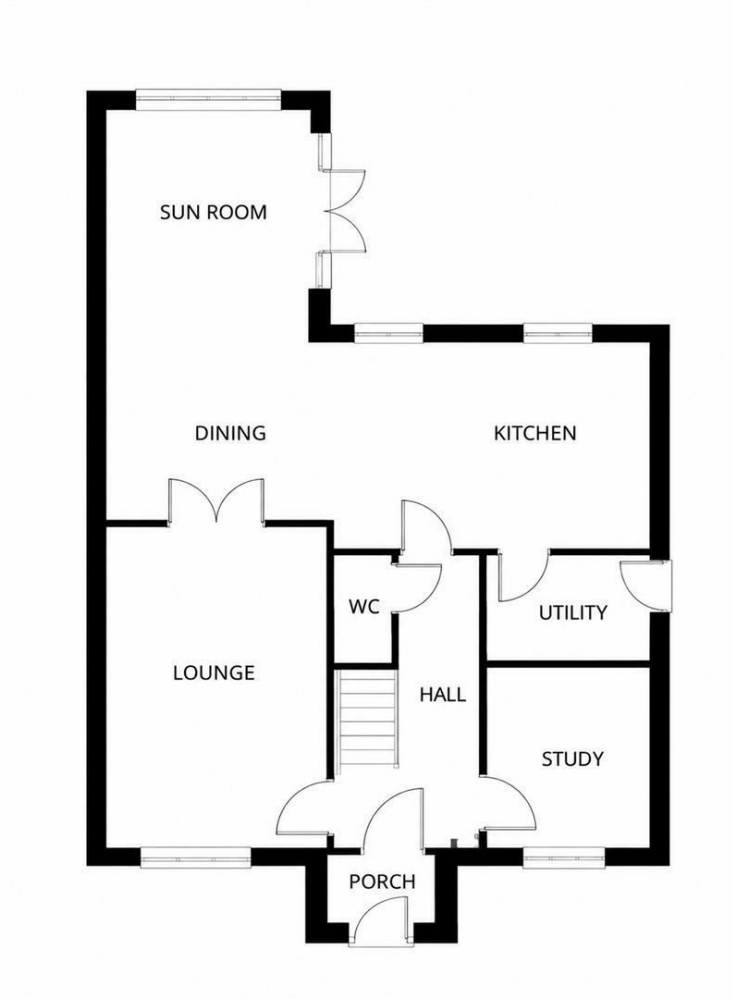

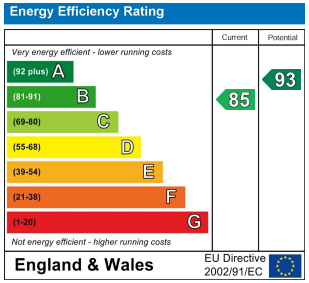

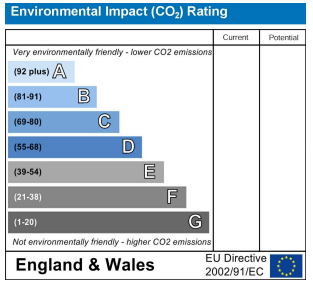

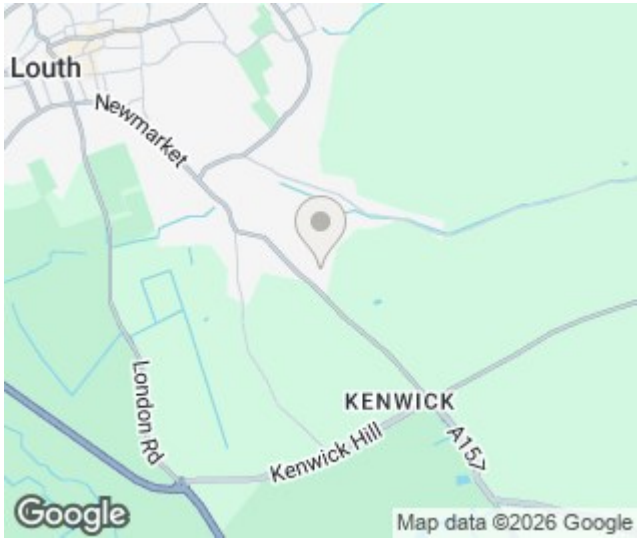

To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not 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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