TES PROPERTY

Dale House Charles Street, Louth, LN11 0LB

Asking Price £260,000

BENEFITTING FROM A BRAND NEW BOILER WITH 10 YEAR WARRANTY Welcome to this charming detached house located on Charles Street in the lovely town of Louth, situated just a short stroll away from local shops and amenities.

As you step inside, you are greeted by a welcoming entrance hallway that leads to a large lounge, a dining room, and a modern kitchen on the ground floor. Upstairs, you will find three generously sized bedrooms and a four piece family bathroom. With neutral decor throughout the house gives it a contemporary and attractive feel, perfect for those looking for a move-in ready home.

One of the standout features of this property is the off-road parking available for up to three vehicles, a rare find in such a central location. Additionally, the large enclosed garden at the rear of the house offers a peaceful retreat, complete with a patio area with raised flower bed, perfect for relaxing or entertaining guests.

Viewing is highly advised.

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

With UPVC front door, radiator and staircase to first floor landing

Kitchen 6'9" x 14'1" (2.080m x 4.305m)

Modern kitchen fitted with a range of cream wall, base and drawer units with a solid wooden worksurface over, four ring gas 'Bosch' hob with extractor hood above, built in double 'Bosch' oven, tiled splashbacks, spotlights to ceiling, integrated fridge freezer, slimline dishwasher and washing machine, cupboard housing the gas boiler, butler sink unit with mixer tap and drainer, radiator, UPVC double glazed window to rear and frosted UPVC door out to rear garden.

Living Room 11'9" x 20'9" (3.594m x 6.347m)

Spacious living area with large UPVC double glazed bay window to front with window seat and storage below, two radiators, T.V aerial point, UPVC patio doors out to rear garden, coving to ceiling and feature fireplace with electric fire.

Dining Room 8'10" x 13'6" (2.715m x 4.127m)

Bright and airy dining room with radiator, UPVC double glazed windows to front and side, coving to ceiling and wall mounted consumer unit.

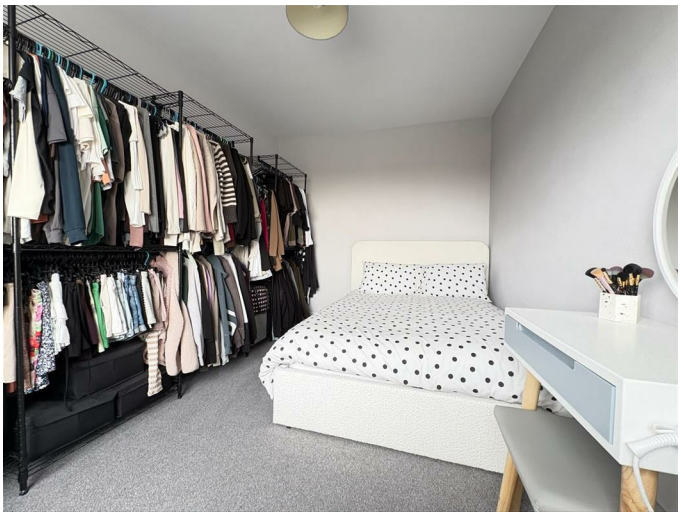
First Floor Landing

Spacious landing with airing cupboard housing the hot water cylinder, access to loft hatch, UPVC double glazed window to front and radiator.

Bedroom One 11'9" x 10'4" (3.596m x 3.159m)

Spacious double bedroom with radiator, UPVC double glazed window to front and T.V aerial point.

Bedroom Two 8'10" x 13'7" (2.695m x 4.143m)



Spacious double bedroom with radiator, UPVC double glazed window to front and T.V aerial point.

Bedroom Three 11'9" x 10'3" (3.591m x 3.128m)

Double bedroom with UPVC double glazed window to rear and radiator.

Shower Room 6'11" x 9'5" (2.112m x 2.893m)

A recently modernised shower room fitted with a three piece suite consisting of W.C, wash hand basin with below storage, a ;large walk in shower cubicle with rainfall shower head over, heated towel rail, frosted UPVC double glazed window to rear, fully tiled walls, shaving point and extractor.

Outside

To the front of the property is a block paved driveway proving off road parking for multiple vehicles.

The rear garden is mostly laid to lawn with borders to all three sides with a range of mature shrubs and plants, the spacious garden has a large inviting patio area with a raised flower bed, there is side gated access to the front of the property, outside tap, outside power point and shed with power points.

Services

Mains electricity, water, gas and drainage are connected. The agents have not tested or inspected the services and buyers should rely on their own survey.

Tenure

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

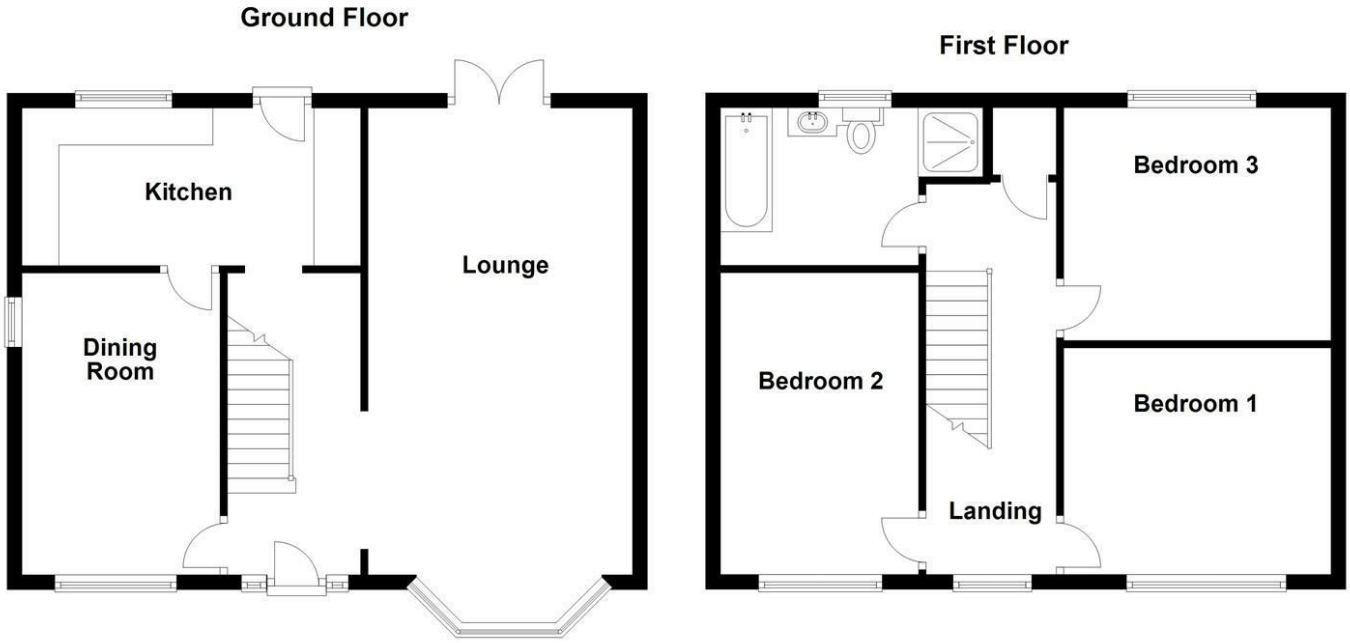
Viewings

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

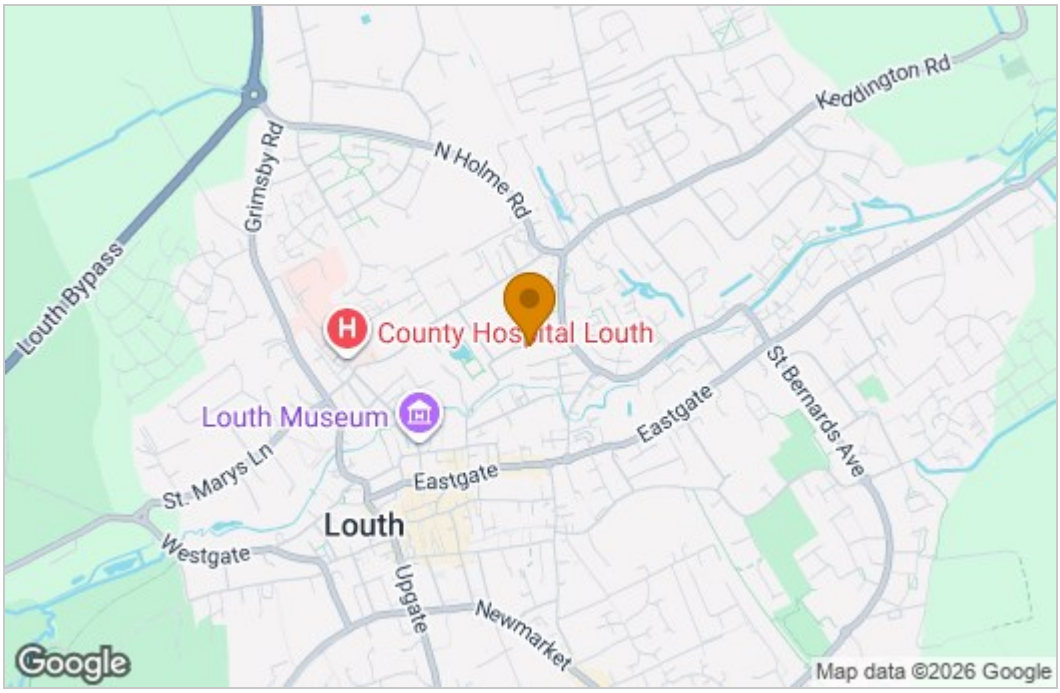
Opening Hours

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

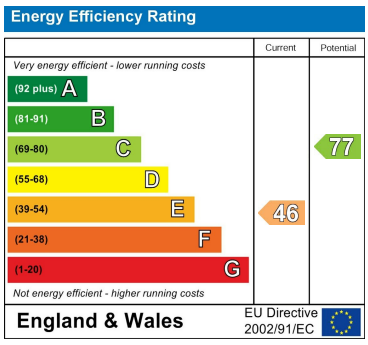
Floor Plan



Area Map



Energy Efficiency Graph



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