

**TES**  
PROPERTY



**BRACKENBOROUGH ROAD, LOUTH, LN11**  
**GUIDE PRICE £450,000**



**\*NO ONWARD CHAIN\***

Situated down a quiet private driveway you can find 'Eight Oaks', a substantial detached property which offers stunning wrap around gardens as well as light and well proportioned accommodation throughout!

Briefly comprising of an entrance hall with a ground floor w.c off, a triple aspect lounge with French doors onto the rear gardens, there are a further two reception rooms to the ground floor and a breakfast kitchen with a handy utility room off. To the first floor are four sizeable double bedrooms, all with a range of fitted wardrobes. The principle bedroom offers a modern en-suite bathroom and a walk in wardrobe, in addition there is four piece suite family bathroom.

Externally, there are stunning and sizeable wrap around gardens, with an array of shrub and flower borders which flood the garden with beautiful colours. There is a driveway to the front providing off street parking and access to the double garage. The rear greens offer a range of patio areas, lawns and a further vegetation garden.



### **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.

### **School Catchment Area**

This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School. As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

### **Entrance Hall**

With a uPVC front door and double glazed side window, radiator.

### **Breakfast Kitchen**

16'0" x 12'6"

A cream painted farmhouse style shaker kitchen with roll top worktops over and contrasting blue tiled splash backs, with a further French dresser style unit having glass fronted cupboards over. There is an inset ceramic sink with a mini sink, drainer and chrome mixer tap over. Space for a range style cooker with an extractor fan over. Integrated dishwasher and fridges Laminate flooring, radiator, space for a fridge freezer, uPVC double glazed window overlooking the rear gardens.

### **Utility Room**

7'5" x 5'1"

With plumbing for an automatic washing machine and space for a vented tumble dryer, rolltop worktops over, ceramic sink and drainer with a mixer tap, tiled splash backs. A range of fitted cupboards, radiator, uPVC double glazed window to the front and door to the side, laminate flooring.

### **Lounge**

21'7" x 12'11"

A light triple aspect lounge with a bow bay window to the front having uPVC double glazing over and a built in seating bench below, French doors to the rear opening onto the gardens. There is a gas fire with an ornate timber surround and marble effect hearth and backing, radiator and double doors opening onto:

### **Dining Room**

12'4" x 12'2"

With uPVC French doors onto the gardens and a side window, radiator, door to the hallway.

### **Study**

13'5" x 10'9"

With dual aspect uPVC double glazed windows to the front, radiator, internet and telephone points, gas flame fire enclosure on a tiled hearth.

### **Cloak Room**

Having a close coupled w.c, work marble effect worktops with an inset hand wash basin and single taps, cupboards below and tiled splash backs. Tiled flooring, extractor fan and a radiator.

### **Galleried Landing**

A galleried landing with a uPVC double glazed window to the front, airing cupboard housing the hot water cylinder and with shelving.

### **Bedroom One**

14'3" x 13'0"

A light dual aspect principle bedroom with uPVC double glazed windows to the front and side, laminate flooring, radiator. There is a dressing room with laminate flooring, lighting and ample shelving/hanging rails.

### **En-Suite**

A modern white suite comprising of a corner bath with a central mixer tap, electric shower over, shower curtain rail and being fully tiled. A vanity sink unit with a hand wash basin, mixer tap and drawers below, mirror fronted cupboard over. Close coupled w.c, tiled flooring, radiator, obscured uPVC double glazed window, extractor fan and wall cupboard.

### **Bedroom Two**

15'2" x 10'3"

With two single built in wardrobes, uPVC double glazed window overlooking the rear gardens, radiator and loft access.

### **Bedroom Three**

13'6" x 10'9"

With a uPVC double glazed window to the side, built in storage cupboard and a radiator.

### **Bedroom Four**

11'8" x 10'11"

With dual aspect uPVC double glazed windows to the front and side, double fitted wardrobe and a radiator.

### **Family Bathroom**

A sizeable modern bathroom suite comprising of a concealed w.c unit, his and hers vanity sink unit with two hand wash basins and mixer taps, dual mirror fronted cupboards over, corner shower cubicle with an electric shower double sliding shower doors, straight bath with a mixer tap and telephone shower attachment. Fully tiled walls and flooring, obscured uPVC double glazed window, extractor fan and a radiator.

### **Front Garden**

The property is approached down a private driveway and is secured by a five bar timber gate on brick posts. The driveway is laid to tarmac with a turning space and ample off street parking which leads to the double garage. A pathway leads around the property to the front door, there are shaped lawns to the front with borders boasting a variety of inset shrubs and flowers, the lawns extend down the side to the rear gardens.

### **Rear Garden**

The rear gardens are enclosed partly by timber fencing and partly by mature hedging. With shaped lawns, paved patio areas and a range of borders filled with shrubs and flowers. There is a vegetation area to the end of the garden which stands home to three oak trees.

### **Double Garage**

19'4" x 18'4"

There is a detached brick built garage with a pitched roof, an up and over double door along with an obscured glazed uPVC side door and window providing pedestrian access. Internally there is power and lighting.

### **Services**

Mains water, gas, electricity and gas 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 drainage is via a BioTec drainage system that is shared with the neighbouring property.

### **Tenure**

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

### **Total Floor Area**

187m<sup>2</sup> / 2013ft<sup>2</sup>

### **Council Tax Band**

East Lindsey Council Tax Band - F

### **Brochure Prepared**

February 2023

### **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





# Brackenborough Road, Louth, LN11

Approximate Area = 1968 sq ft / 182.8 sq m

Garage = 354 sq ft / 32.9 sq m

Total = 2322 sq ft / 215.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1c4ecom 2022. Produced for Hunters Property Group. REF: 859038

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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