



35 Kestrel Drive, Louth, LN11 0GE
Guide Price £230,000

NO ONWARD CHAIN

TES Property is delighted to bring to the market this delightful three bed detached house situated in a popular area of Louth. Internally the property consists of an entrance hallway, kitchen, dining room, lounge, conservatory, downstairs W.C., first floor landing, three bedrooms, en-suite and a family bathroom.

Externally the property has front & rear gardens, with a driveway for multiple vehicles & a single garage.

This lovely property will make the ideal family home or investment. 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.

Hallway



With staircase leading to the first floor landing, uPVC double glazed window to the front, a radiator and wall mounted smoke detector and fuse box.

Kitchen 10'1" x 7'10" (3.08m x 2.4m)



Fitted with wall, base and drawer units with work surface over, electric oven with four ring hob and pull out extractor above. There is a Belfast sink unit with drainer, tiled flooring, space for a washing machine, wall mounted 'Ideal' gas central heating boiler, uPVC double glazed window to the rear, uPVC double glazed door to the side and a radiator.

Living Room 14'2" x 10'11" (4.33m x 3.33m)



With uPVC double glazed window to the front, T.V aerial point, coving to the ceiling and a radiator.

Dining Room 10'1" x 8'9" (3.09m x 2.68m)



With uPVC double glazed windows and doors to conservatory and a radiator.

Conservatory 10'9" x 10'5" (3.29m x 3.20m)



Part bricked conservatory with uPVC double glazed windows to all three exterior walls.

Downstairs W.C



Fitted with a two piece suite consisting of a wash hand

basin and a W.C. There is a frosted uPVC double glazed window to the side, tiled splashbacks, tile effect flooring and a radiator.

First Floor Landing

With access to all bedrooms, airing cupboard which houses the hot water cylinder and loft access hatch.

Bedroom 1 8'10" x 11'2" (2.7m x 3.42m)



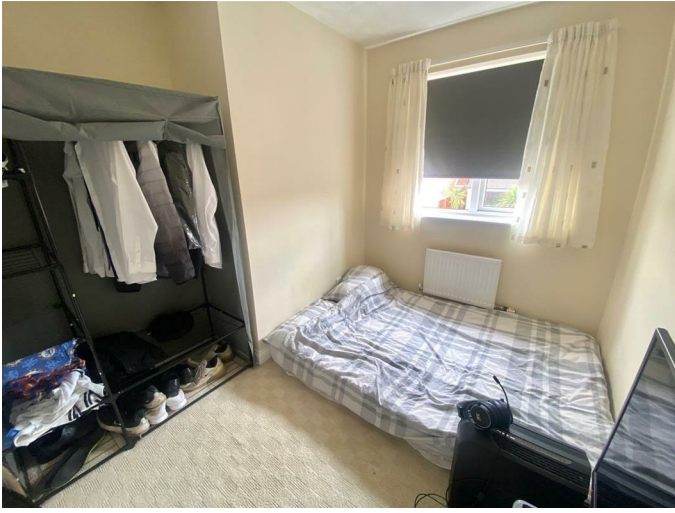
Master double bedroom with mirror fronted fitted wardrobe, uPVC double glazed window to the front, radiator and a door leading into the en-suite.

En-Suite 5'10" x 5'8" (1.79m x 1.75m)



Fitted with a three piece suite consisting of a W.C, shower cubicle and a wash hand basin in vanity unit. There are tiled splashbacks, shaving point, frosted uPVC double glazed window to the front, extractor and a radiator.

Bedroom 2 9'1" x 8'5" (2.77m x 2.58m)



With uPVC double glazed window to the rear.

Bedroom 3 8'6" x 8'5" (2.61m x 2.58m)



With mirror fronted fitted wardrobe, uPVC double glazed window to the rear and a radiator.

Family Bathroom 6'10" x 5'6" (2.1m x 1.7m)



Fitted with a three piece suite consisting of a W.C, bath with shower head over and a wash hand basin with storage unit. The walls are partly tiled and there is a frosted uPVC double glazed window to the side and a radiator.

Garden



The property is fronted with a garden that is laid to lawn with a gravel driveway to the side.

The rear garden is also laid to lawn and features a gravel seating area and pathway.

Garage 9'3" x 18'5" (2.84m x 5.63m)



Single garage with up and over door, power and outside sockets.

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.

Council Tax Band

East Lindsey Council Tax Band C

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

Brochure Prepared

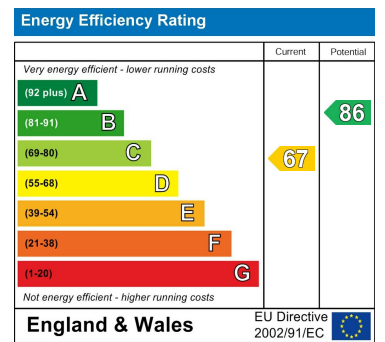
February 2024

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.