



**BROADBANK, LOUTH, LN11**  
**GUIDE PRICE £294,000**



TES Property bring to the market this charming town house located in a pleasant area just a short walk into the town centre of Louth, close to all amenities. This versatile family home features a spacious hallway, an open plan kitchen, lounge and dining area with an additional reception room to the front and three double bedrooms. There is also the benefit of a utility with a downstairs W.C, family bathroom and a split level rear garden which is partly laid to lawn with a patio area, storage sheds and summer house.

With views over Louth rooftops and towards the gorgeous St James Church, this property is not to be missed!



### **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 Hallway**

A welcoming hallway with tiled flooring, a staircase leading to the first floor landing with under stair recess and access to the kitchen, lounge and reception room.

### **Lounge**

14'9" x 13'10" (max)

A spacious bright reception room with an attractive feature fireplace, a bay window to the front, two radiators and coving to the ceiling.

### **Open Plan Kitchen, Diner, Sitting Room**

#### **Kitchen**

10'6" x 12'1" (max)

Fitted with a range of wall, base and drawer units with a complimentary work surface over. One bowl sink unit with drainer and mixer tap, space for a fridge freezer and single oven, integrated dishwasher, fitted storage cupboards and a step up into;

#### **Dining Room**

10'10" x 8'6"

Bright and airy dining area with wooden patio doors leading out to the rear garden, wall mounted lighting, two velux windows and leads through into;

#### **Sitting Room**

12'7" x 12'7"

Cosy snug with a multifuel stove and a door leading into the hallway.

#### **Utility**

2'10" x 5'10"

Housing the wall mounted 'Vaillant' gas combination boiler, space and plumbing for a washing machine and a door leading into;

### **W.C**

2'5" x 5'10"

Fitted with a W.C and wash hand basin in vanity unit with mixer tap and a heated towel rail.

### **Landing**

With return staircase and access to bedroom three. There is a step up to a further landing space where there is access to the other two bedrooms and bathroom. Access to the loft, window to the rear and a radiator.

### **Bedroom 1**

12'8" x 12'7" (max)

Spacious double bedroom with window to the rear and a radiator.

### **Bedroom 2**

11'0" x 13'10" (max)

Double bedroom with feature fireplace, window to the front and a radiator.

### **Bedroom 3**

9'10" x 12'1"

Double bedroom with window to the side and a radiator.

### **Bathroom**

6'10" x 10'1"

Spacious family bathroom fitted with a five piece suite consisting of a W.C, bath with shower attachment, shower cubicle with waterfall shower head, bidet and a wash hand basin in vanity unit. Privacy glass window to the front, tiled flooring, tiled splashbacks, spotlights to the ceiling, radiator/ towel rail and extractor.

### **Outside**

The property is fronted with steps leading up to the front of the property with garden area to the side.

The rear garden is a split level design with steps leading up to a raised patio area with storage sheds to one side. Further steps lead up to a lawned area where there are flower borders, a range of mature shrubs and trees, along with a summer house overlooking the garden. There is fencing and hedging to the boundary and gated access to the side.

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. There is underfloor heating in the kitchen and dining room. 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.

### **Total Floor Area**

129m<sup>2</sup> / 1388ft<sup>2</sup>

### **Council Tax Band**

East Lindsey Council Tax Band: B

### **Brochure Prepared**

March 2024

### **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







