



**23 Sycamore Drive, Louth, LN11 8RT**

**Guide Price £215,000**

**\*NO ONWARD CHAIN\* \*NEW BOILER INSTALLED IN 2022\***

TES Property bring to the market this charming property located on Sycamore Drive in the picturesque town of Louth. This delightful semi-detached dormer bungalow boasts a spacious corner plot, offering ample space for all your needs. Internally benefitting from a kitchen, lounge diner, conservatory, downstairs bathroom and three generous bedrooms, one to the ground floor offering versatility and caters to various living arrangements.

Outside, you will find attractive front, side, and rear gardens, ideal for enjoying the outdoors. The off-road parking for multiple vehicles is a convenient feature, ensuring you never have to worry about finding a parking space.



### 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.

### Hallway



Welcoming entrance hall with staircase leading to the first floor landing, doors leading into the kitchen, lounge diner, bathroom and bedroom. There is a smoke alarm, coving to the ceiling and a radiator.

### Kitchen 9'4" x 11'10" (2.86m x 3.63m )



Fitted with a range of wall, base and drawer units with a wood effect worksurface over, undercounter space for a washing machine, dishwasher and tumble dryer, one and a half bowl sink unit with drainer and mixer tap, integrated 'Belling' oven and grill, 'Beko' four ring gas hob with extractor hood above, tiled splashbacks, vinyl flooring, uPVC double glazed window to the rear, consumer unit, electric heater, a radiator and a door leading into the conservatory.

### Conservatory 8'5" x 7'10" (2.59m x 2.39m )



Bright sun room overlooking the rear garden with uPVC double glazed windows to all three exterior walls with dwarf brick wall and uPVC patio doors leading out to the garden, vinyl flooring and a radiator.

**Bedroom One 9'9" x 13'8" (2.99m x 4.18m )**



Spacious double bedroom to the ground floor with a wooden window to the rear, built in storage cupboard and a radiator.

**Lounge Diner 19'8" (max) x 13'7" (max) (6.00m (max) x 4.16m (max))**



Bright and airy room with a feature gas fireplace with bricked surround, dado rail, two uPVC double glazed windows to the front, T.V aerial point, coving to the ceiling and a radiator.

**Downstairs Bathroom 7'10" x 5'4" (2.41m x 1.64m )**



Fully tiled bathroom fitted with a three piece suite consisting of a W.C, wash hand basin and a panelled bath with shower head over, uPVC double glazed privacy glass window to the side and a radiator.

**Landing**

With access to both first floor bedrooms and smoke alarm.

**Bedroom Two 9'10" x 10'11" (3.01m x 3.34m )**



Double bedroom with uPVC double glazed window to the front, a radiator and door leading into the loft space which houses the wall mounted gas combination boiler.



### **Bedroom Three 10'10" x 9'10" (3.31m x 3.00m )**



Double bedroom with uPVC double glazed window to the rear and a radiator.

### **Rear Garden**



The rear garden is fully enclosed with fencing to the boundary and a side personnel gate leading to the driveway and the front of the property. The garden is low maintenance with several patio areas along with an area laid to lawn in the centre. There is an outside tap and pathway leading to the front.

### **Front Garden**



The property is fronted with spacious gardens to the front and side which are mainly laid to lawn and feature a wide range of mature shrubs and bushes throughout with hedging to the front adding extra privacy. There is a pathway which leads down the side of the property to the front door and driveway and a personnel gate to the front.

### **Driveway**



The driveway is located round the side of the property and provides off road parking for ample cars.

**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.

**Total Floor Area**

82m<sup>2</sup> / 883ft<sup>2</sup>

**Brochure Prepared**

May 2024.

**Council Tax Band**

East Lindsey Council Tax Band B

**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

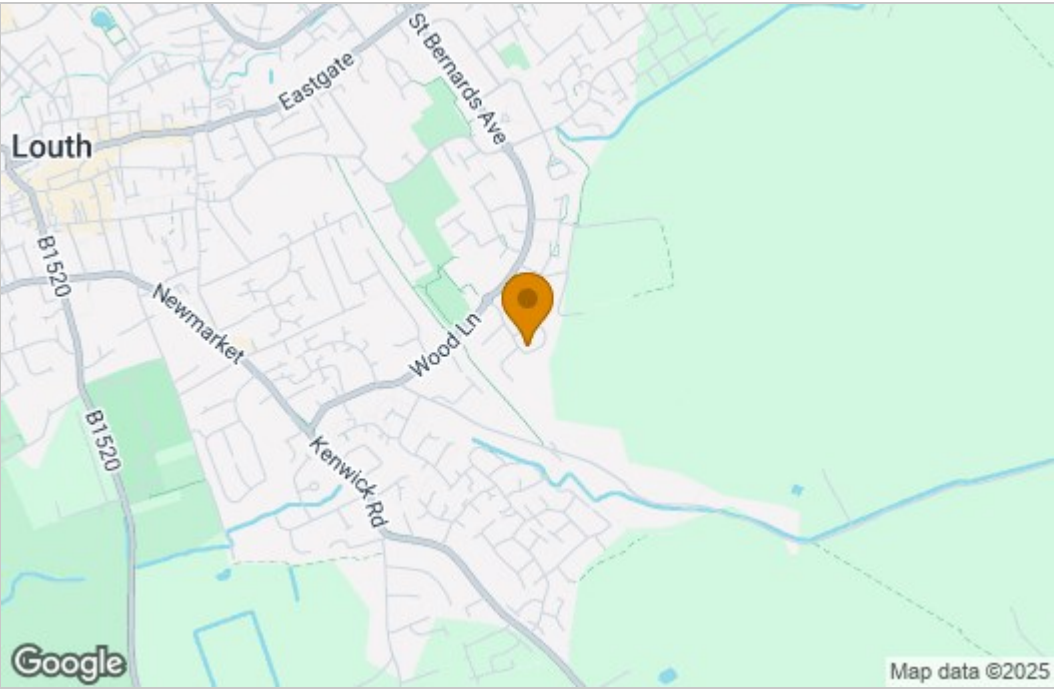
Saturday 9:00am to 1:00pm

Floor Plan

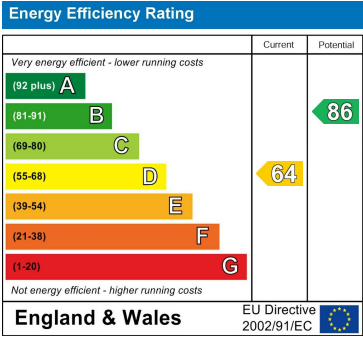


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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.