



**KENWICK ROAD, LOUTH, LN11**  
**OFFERS OVER £380,000**







**\*NO ONWARD CHAIN\***

TES Property are delighted to bring to the market this stunning and move in ready family home located in the charming market town of Louth, down Kenwick Road which is conveniently located for easy access to the town centre and amenities. This lovely property boasts generously sized rooms throughout consisting of a modern open plan kitchen and dining room, ideal for hosting dinner parties or enjoying casual family meals, four generously sized bedrooms and two bathrooms, there is ample space for a growing family or for guests to stay comfortably.

The property features well-maintained gardens which provide a lovely outdoor space where you can relax and unwind, along with ample off road parking and a single garage to the front.

If you are looking for a home with spacious accommodation, modern features, and a convenient location, this property on Kenwick Road is the perfect choice. Don't miss out on the opportunity to make this house your new home!



### **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.

### **Accommodation**

#### **Entrance Hallway**

Enter the property via uPVC double glazed front door into a spacious and welcoming hallway with radiator, staircase to first floor with ample room for under stair storage, heating thermostat, smoke alarm, and Karndean flooring.

#### **Lounge**

12'2" x 12'4" (bay 6'8" x 3'8")

With entrance to the living room via glass panelled wooden door, this room offers modern living space with the added benefit of a large walk in uPVC double glazed front bay window allowing a vast amount of natural light to fill the room. The room also benefits from a radiator, electric fireplace with cream stone effect hearth, backing and mantle, and a TV point.

#### **Open Plan Kitchen/Dining Room**

Split as:-

#### **Dining Room**

10'8" x 14'8"

An open and modern dining area located directly off but being open to the kitchen provides the ideal area for hosting. The space also provides a radiator, uPVC double glazed window to rear and patio doors leading to the rear gardens, a modern multi-fuel burner set within in wall recess with stone tile flooring base and Karndean flooring throughout the remainder of the room linking with the kitchen.

#### **Kitchen**

15'8" x 7'5"

A modern and light kitchen consisting of a range of wall, base and drawer units in cream with solid oak worktops, a 1 and a 1/2 bowl Belfast sink and drainer, electric oven and above grill, space for fridge freezer, integrated dishwasher, 5 x ring gas hob with stainless steel extractor over, tastefully coloured tile splashbacks around the units, a fantastic addition of a velux window, a wall mounted and cupboard housed Ideal Logic combi boiler, and uPVC double glazed windows overlooking the rear gardens.

#### **Rear Lobby**

5'6" x 6'5" max.

A useful linking lobby to the remainder of the ground floor accommodation with radiator.

#### **Laundry Room**

4'1" x 11'3"

An excellent addition made by the current owners is the laundry room. This room offers additional storage space close to the kitchen and includes; space and plumbing for a washing machine and a tumble dryer, 2 x large storage cupboards, a radiator and extractor fan.

#### **Downstairs W.C.**

Containing W.C, wash hand basin with tiled splashbacks, Karndean flooring, a radiator, uPVC double glazed privacy glass window to rear, and a radiator.

#### **Glass panelled door from lobby to:-**

#### **Sitting Room/Office/Bedroom 5**

7'11" x 16'6"

This room situated at the back of the property could suit a number of uses. Currently laid out as a reception room but with ample space for alternative uses this room has the added benefit of uPVC double glazed windows and patio doors out to and overlooking the rear garden, engineered Oak flooring, a TV point, a radiator.

#### **First Floor Landing**

A spacious landing offering Loft access hatch, smoke alarm, airing cupboard with shelving, and a sun/light tunnel.

#### **Main Bedroom**

10'8" x 12'2" (bay 7'4" x 3'3")

A large double bedroom benefiting from the extra room provided by the walk in bay with ample room for chunky furniture. This room offers a radiator, a tv point at eye level, uPVC double glazed windows to the front.

### **En-Suite Shower Room**

5'10" x 7'7" (shower 3'10" x 3'1")

A generous en-suite shower room with modern W.C., bathroom sink with tiled splashbacks, Karndean flooring, uPVC double glazed privacy glass window to front, shaver point, a large walk in shower which is fully tiled with sliding glass screen doors, a retro style towel radiator with hanging rail, and an extractor fan.

### **Bedroom 2**

10'8" x 12'4"

Another large double room with plenty of space for large furniture and with excellent views over the rear gardens. This room includes a radiator, and uPVC double glazed windows to rear.

### **Family Bathroom**

A modern and light family bathroom offering sink unit with stone tile splashbacks, W.C., a bathtub with the addition of a wall mounted rainfall shower and additional attachment, part stone tile walls with extractor fan, a large Velux window to ceiling allowing plenty of natural light, a stainless steel towel radiator, and a wall mounted mirror fronted cabinet.

### **Bedroom 3**

13'0" x 9'3"

A generous double room located to the front of the property with radiator, and uPVC double glazed windows to front.

### **Bedroom 4**

8'6" x 10'0"

A good sized bedroom benefitting from fitted mirror fronted wardrobes to one wall, a radiator, uPVC double glazed windows to the rear and an additional loft access hatch.

### **Single Garage**

8'5" x 14'8"

A single garage accessed from the front garden offers an up and over manual door, a personnel access door, a consumer unit. The garage benefits from an electricity supply.

### **Front Garden & Driveway**

A good sized gravelled driveway which leads to both the front of the property and to the single garage provides ample parking for approximately 3 vehicles. The garden itself is enclosed by mature shrubs and hedging to all sides and provides plenty of privacy.

A gated access to storage shed and side door to the garage is available from the driveway and a side gated pathway with further storage sheds leads to the rear of the property and the well maintained garden and patio areas

### **Rear Garden**

The rear gardens are both deceptively large and private. Accessed either via side pathway or from numerous rooms internally, the garden is mainly laid to lawn with the added benefit of two spacious patio areas, the first of which is off the rear of the property and has ample room for hosting and the added benefit of external lighting allowing all year round usage. The second area is located at the bottom of the garden and again provides great space with a timber corner gazebo which allows for a great area to relax. The rear garden is enclosed by fencing to all sides, and also benefits from an external tap.

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. The property has an intruder alarm system throughout. 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**

136m<sup>2</sup> / 1464ft<sup>2</sup>

### **Council Tax Band**

East Lindsey Council Tax Band C

### **Brochure Prepared**

April 2024

### **Viewings**

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

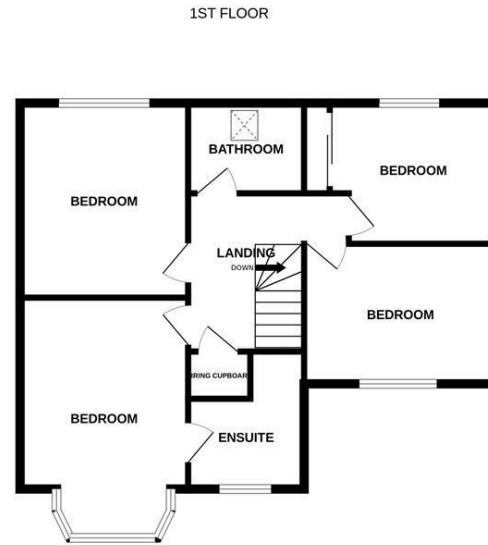
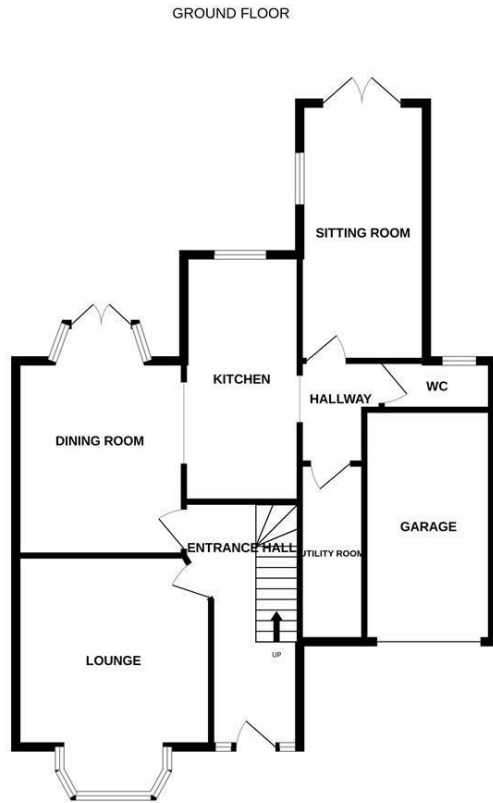
### **Opening Hours**

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





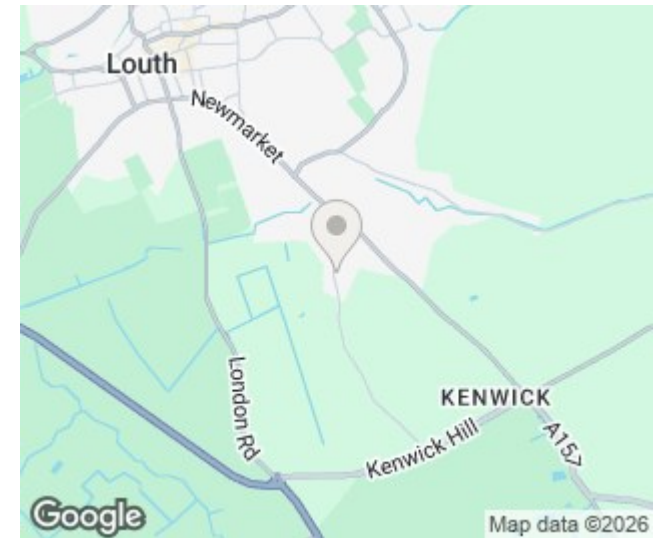




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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	77

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			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.

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