TES PROPERTY

1 Dove Close, Louth, LN11 0BZ

Asking Price £199,950

NO ONWARD CHAIN

Located on the corner of a quiet cul-de-sac in a well maintained residential area is this two bedroom detached bungalow. Internally comprising an entrance hall, breakfast kitchen, living room, utility, two bedrooms with an en-suite to bedroom one, and an additional W.C. The property sits on a corner plot with mature front and side gardens with a driveway and single garage with a lean to style roof connecting to the property.

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.

Entrance Hall

Enter the property via a uPVC frosted glass front door with window to the side into the welcoming hall where there is wooden flooring, wall mounted thermostat, access to the boarded loft, radiator and airing cupboard which is fitted with shelving and houses the hot water cylinder.

Living Room 16'11" x 11'10" (5.18m x 3.63m)

Bright and airy room with uPVC double glazed windows to both sides, continuation of wooden flooring, two radiators and electric fireplace with bricked surround, tiled hearth and wooden mantle.

Breakfast Kitchen 9'10" x 11'10" (3.02m x 3.63m)

Fitted with a range of high gloss cream wall, base and drawer units with a contrasting worktop over, stainless steel sink unit with drainer and mixer tap, breakfast bar, space for washing machine, dishwasher and electric oven with extractor above, wall mounted 'Worcester' gas boiler, uPVC double glazed windows and door to the front and side, tile effect flooring and radiator.

Utility 5'1" x 4'1" (1.56m x 1.26m)

Space for a fridge freezer and uPVC double glazed window and door.

Bedroom 1 9'11" x 9'11" (3.04m x 3.04m)

With uPVC double glazed window to the side, radiator and door into en-suite.

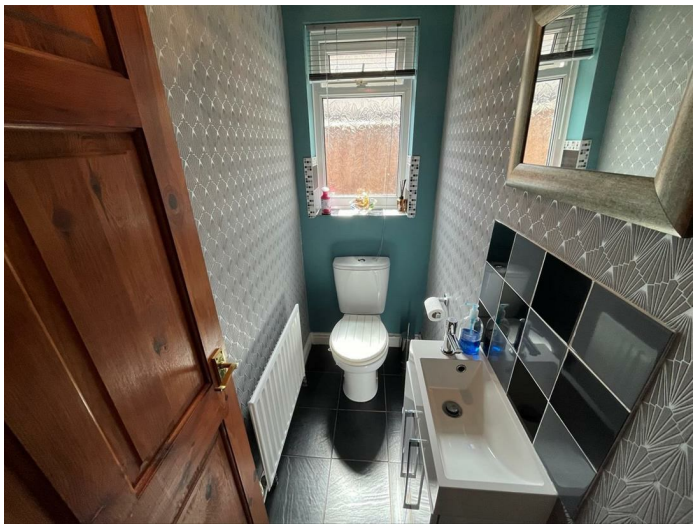
En-Suite 6'6" x 7'9" (2.00m x 2.37m)

Fitted with a three piece suite consisting of a panelled bath with 'Triton' electric shower over with glass screen, W.C and wash hand basin, partly tiled walls, wall mounted units, tiled flooring, uPVC double glazed window to the rear and radiator.

Bedroom 2 10'10"x 9'11" (3.32mx 3.04m)

With uPVC double glazed window to the side and radiator.

W.C



With W.C, wash hand basin in vanity unit with tiled splashbacks, uPVC double glazed window to the rear, tiled flooring and wall mounted consumer unit.

Garage 17'11" x 8'8" (5.48m x 2.65m)

Single garage with up and over door, electricity, workbench and uPVC double glazed window to the rear.

Front Garden

The property is fronted with a range of raised and gravelled beds with mature shrubs, trees and plants with a paved seating area and concrete pathway surrounding the property with a gateway leading to the driveway. There is an outside tap.

Side Garden

The driveway sides onto the property which leads to the single detached garage and provides ample off road parking. A lean to style roof connects the property to the garage with a courtyard style garden to the rear. Further gravelled borders lead round to the side of the property with mature shrubs and plants.

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

64m² / 689ft²

Council Tax Band

East Lindsey Council Tax Band B

Viewings

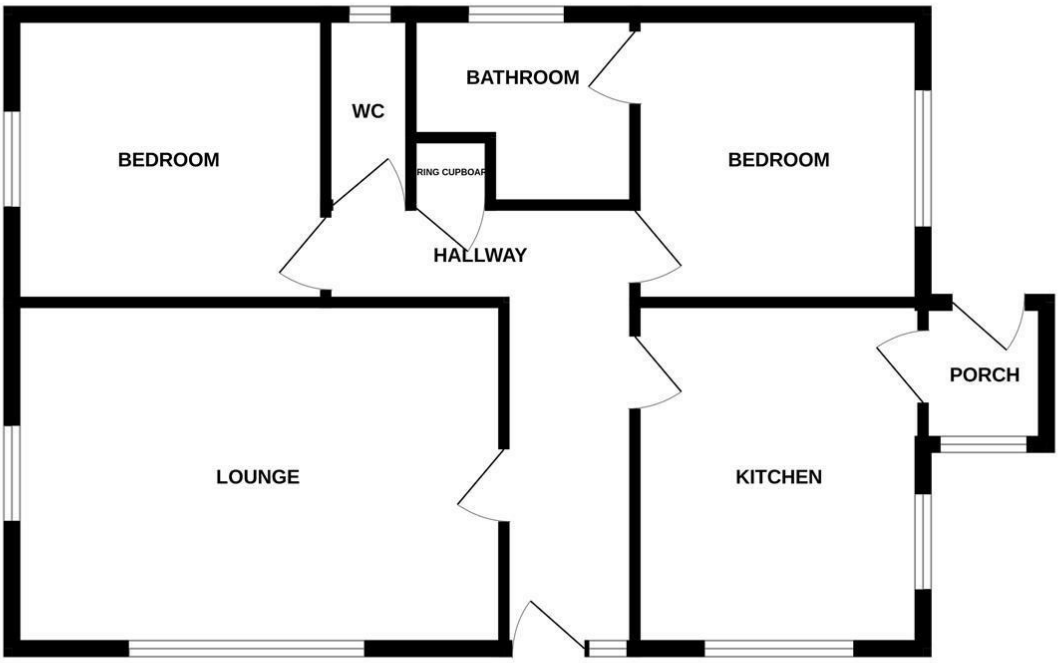
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Floor Plan

GROUND FLOOR



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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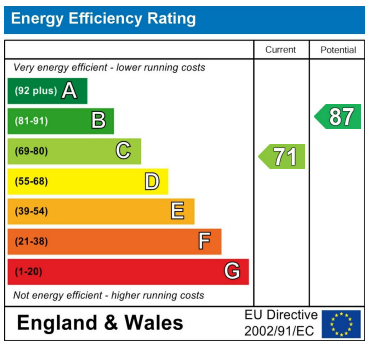
Area Map

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.

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