



TES
PROPERTY

KEDDINGTON ROAD, LOUTH, LN11
ASKING PRICE £400,000



Nestled on Keddington Road, this charming detached property is a delightful find, situated on a corner plot just a stone's throw from the vibrant town centre of Louth. With its characterful features and spacious layout, this home is perfect for a growing family.

Upon entering, you are welcomed into an inviting hallway, leading you to the two reception rooms which both feature bay windows. To the back of the property you will find the well-appointed kitchen diner with double doors leading to the rear garden. Also to the ground floor there is a study, boot room & utility room.

The first floor boasts four generously sized bedrooms, complemented by a three-piece bathroom featuring a roll top bath. The second floor reveals a large fifth bedroom complete with an en-suite, providing a private sanctuary for guests or family members.

Outside, the property features a substantial garden, complete with a patio area that is perfect for al fresco dining during the warmer months. The large detached garage and off-road parking ensure that you have ample space for vehicles and storage.

This property is a rare gem, combining character, space, and a prime location. It offers a wonderful opportunity to create lasting memories in a home that truly has it all. Don't miss your chance to view this exceptional property in Louth.



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 Porch

Leading to the front door which opens into the spacious and inviting Entrance Hallway

Entrance Hallway

18'0" x 5'10"

With stairs to the First Floor on entrance, an under stairs storage cupboard, original feature floor tiling, a radiator and doors leading to all reception rooms on the ground floor.

Lounge

15'5" x 12'11"

A good sized room with a walk-in uPVC sash bay window to front, uPVC window to side, a radiator, and a feature cast iron log burning stove.

Dining Room/Play Room

15'6" x 12'10"

A similar size to the Lounge and incorporates a uPVC sash style bay window to front, a radiator, and an ornate feature open fireplace with wooden mantle.

Kitchen/Diner

13'8" x 12'9"

Light and spacious providing ample room for hosting guests with plenty of storage. The room provides uPVC window to side, double doors to rear leading to rear gardens, a range of modern fitted base, wall and drawer units which also incorporate a sink and drainer unit, there is also space for a range cooker, and retro style radiator.

Study

7'8" x 8'6"

A great addition to the property is the downstairs study. This room could be used for a multitude of purposes and offers a uPVC window to rear, a radiator, a fitted desk with side drawers and shelving and a door leading to the downstairs shower room.

Shower Room

7'10" x 3'10"

Providing a fully tiled shower cubicle with rainfall shower head, pedestal wash basin, low flush w.c, original tile flooring, part tiled walls, and a radiator.

Boot Room

5'7" x 5'9"

With uPVC window to rear, timber door to side leading to the rear gardens, and tiled floor.

Utility Room

20'11" x 8'3"

Accessed externally at the rear of the property separate from the main house, this is irregular shaped room offer plenty of potential to use as the user sees fit. The room offers a uPVC window to rear, a further window to front, a stainless steel sink and drainer, plumbing and sockets for a washing machine and a tumble drier,

First Floor Landing

27'3" x 5'11"

A real feature of the property is the dual aspect landing, with original features from front to back, this light and deceptively spacious landing offers a uPVC window to rear, uPVC window to front, and storage cupboard housing modern Worcester combi boiler.

Bedroom 1

12'10" x 12'9"

The main bedroom has a sash style uPVC window to front, a feature cast iron fireplace, and a radiator.

Bedroom 2

12'9" x 10'0"

With a uPVC window to both the front and side, a radiator, and built in storage cupboard with a clothes hanging rail



Bedroom 3

12'10" x 7'11"

With uPVC window to rear, and radiator.

Bedroom 4

12'10" x 7'10"

With uPVC window to side, radiator, and storage shelving in wall recess.

Family Bathroom

5'1" x 11'0"

With uPVC window to rear, roll top bath, low flush w.c, wash basin, and built in storage cupboard.

Bedroom 5

8'9" x 21'8"

Accessed via door off landing area off Bedroom 2, the staircase leads up to a large bedroom with 2 Velux windows, wooden flooring, ample storage, and door leading to En Suite.

En Suite Shower Room

8'5" x 7'0"

With shower cubicle, low flush w.c, wash basin, radiator, tiled flooring, extractor, and tiled splashbacks.

Detached Garage

10'9" x 24'0"

Accessed via driveway and gates leading off Orchard Close, with timber doors, light and power, windows to side and rear and personnel access door from rear garden.

Rear Covered Log Store

12'10" x 12'0"

Covered and accessed via side gate

Outside

The property is situated on a spacious corner plot at the junction of Keddington Road and Orchard Close. The grounds include a detached garage and driveway, accessible via side gates, and a large patio area that provides the perfect spot for outdoor dining and relaxation. A generous lawned garden extends to the side, enclosed by brick walls to ensure privacy, while the front of the property is designed for easy upkeep, featuring a secure gated entrance leading to a decorative pathway, and established hedging.

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

Brochure Prepared

January 2025

Viewings

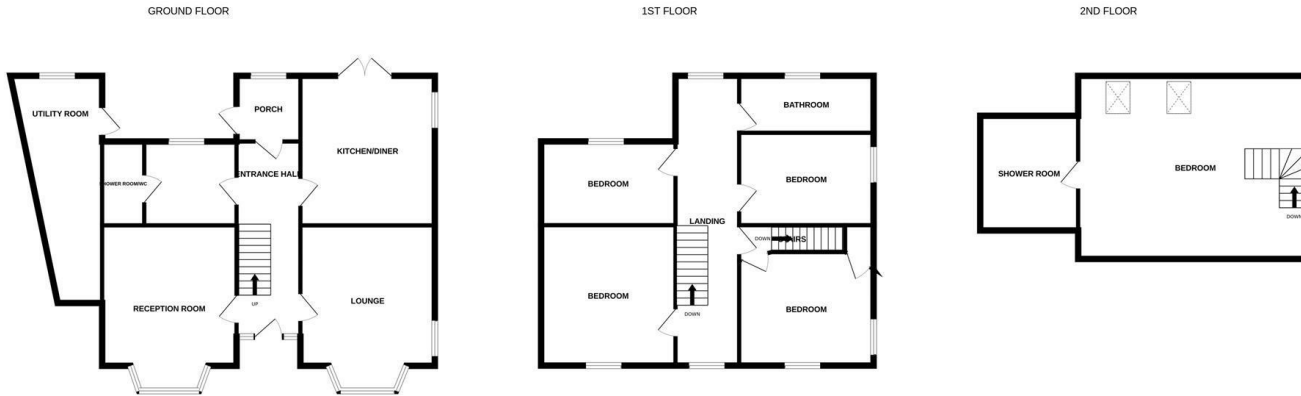
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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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