



54 Acorn Avenue, Louth, LN11 7DR

Asking Price £255,000

STILL UNDER BUILDERS WARRANTY

TES Property bring to the market this well maintained detached home located on the popular new build estate 'Tennyson Fields'. This move in ready property offers spacious living accommodation throughout, perfect for a growing family. There is off road parking and a front and rear garden. Viewing is highly recommended to appreciate all this property has to offer!

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



Welcoming entrance with doors leading into the W.C, living room and kitchen. There is a storage cupboard, smoke alarm and radiator.

Kitchen Diner 9'8" x 21'0" (2.97m x 6.42m)



Modern kitchen fitted with a range of wall, base and drawer units with a contrasting worktop over, a range of integrated appliances including an oven and grill with four ring gas hob and extractor over, integrated fridge freezer, dishwasher and one and a half stainless steel sink unit with drainer and mixer tap. There is undercounter space and plumbing for a washing machine. French style doors lead out to the rear garden with a uPVC double glazed window also to the rear, ample dining space, spotlights to the ceiling, smoke alarm and radiator.

Living Room 10'10" x 12'4" (3.31m x 3.77m)



Cosy living room with uPVC double glazed bay window to the front, T.V aerial point, smoke alarm and radiator.

W.C 3'1" x 5'2" (0.95m x 1.6m)



Fitted with a W.C and wash hand basin with tiled splashback, uPVC double glazed privacy glass window to the front, extractor and radiator.

First Floor Landing



Doors lead to all bedrooms and the bathroom, loft access hatch and smoke alarm.

Bedroom 1 9'9" x 9'11" (2.98m x 3.03m)



With uPVC double glazed window to the rear, T.V aerial point, radiator and built in wardrobes with mirror fronted sliding doors. A door leads into the en-suite.

En-Suite 6'3" x 4'4" (1.91m x 1.34m)



Fitted with a modern three piece suite consisting of a shower cubicle with sliding glass door, W.C and wash hand basin. There is a uPVC double glazed privacy glass window to the rear, tiled splashbacks, extractor and radiator.

Bedroom 2 10'4" x 9'9" (3.15m x 2.99m)



With uPVC double glazed window to the front, fitted 'Sharps' wardrobes with mirror fronted sliding doors and radiator.

Bedroom 3 11'1" (max) x 8'9" (max) (3.38m (max) x 2.68m (max))



With uPVC double glazed window to the front, useful storage cupboard and radiator.

Bathroom 6'5" (max) x 9'10" (max) (1.96m (max) x 3.02m (max))



Modern bathroom fitted with a panelled bath, W.C and wash hand basin with mixer tap. There are tiled splashbacks, uPVC double glazed privacy glass window to the rear, heated towel rail, spotlights to the ceiling, shaving point, extractor and a storage cupboard fitted with shelving.

Outside



The property is fronted with a garden area which is gravelled with some shrubs and plants. There is a driveway to the side providing off road parking for multiple vehicles with a pathway leading to the front door.

The low maintenance 'Mediterranean style' rear garden is fully enclosed with fencing to the boundary and gateway to the front. A wide range of shrubs and bushes fill the space creating a peaceful area to sit and relax. A large patio area provides the perfect place for alfresco dining in the summer months.

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.

Brochure Prepared

March 2025.

Council Tax Band

East Lindsey District Council Tax Band C.

Viewings

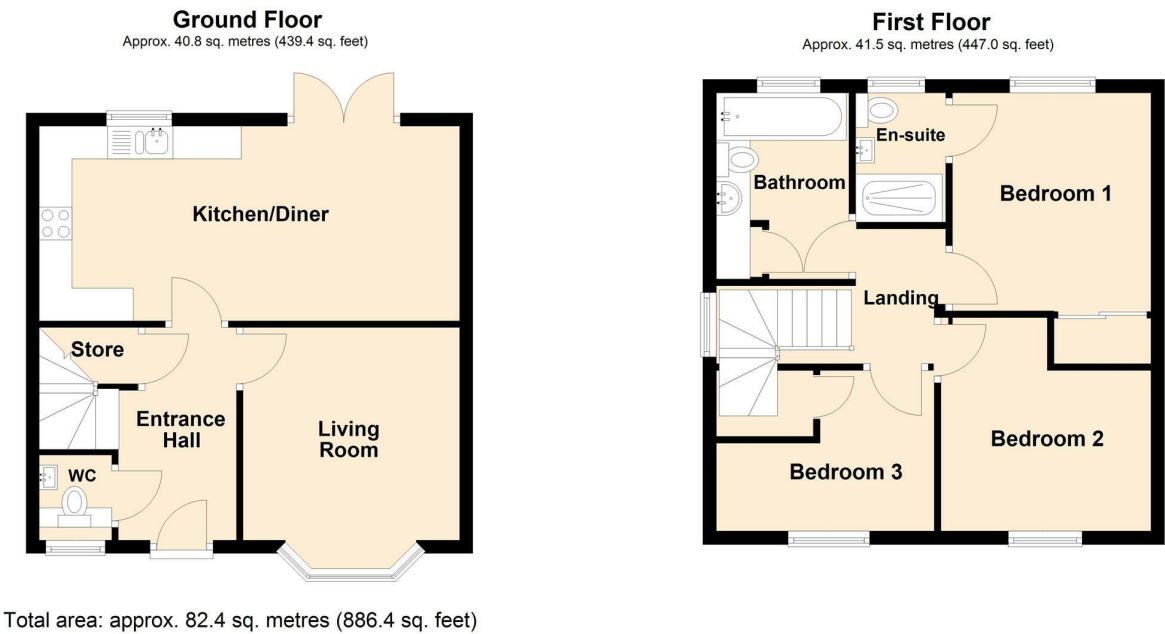
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

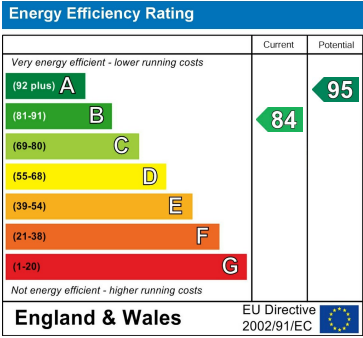
Floor Plan



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.