



**MERIDIAN VIEW, LOUTH, LN11**  
**ASKING PRICE £485,000**



## NO ONWARD CHAIN

TES Property bring to the market this well maintained detached bungalow located in the market town of Louth, situated on a sizeable corner plot in a sought after area and within walking distance to the town centre and amenities. This delightful property benefits from impressive views of St James' Church and externally enjoys front, side and rear gardens with a driveway and block of three garages, all with power, lighting and hot and cold water. Internally this lovely home offers versatile living throughout offering two/ three bedrooms with two en-suites, there is a good size living room, kitchen with utility, dining room, loft room and much more!

Viewing is highly recommended to appreciate all this lovely 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 Porch**

4'0" x 4'8"

Enter the property into the front porch where there is a uPVC double glazed door into the entrance hallway and a radiator.

### **Entrance Hallway**

17'8" max. x 7'4" max.

Welcoming hallway with a radiator and loft access hatch.

### **Living Room**

17'11" x 14'9"

Sizeable room with dual aspect uPVC double glazed windows to the front and both sides, two radiators and a feature gas fireplace with marble hearth and back with wooden mantle.

### **Toilet**

6'4" x 2'10"

Fully tiled with a radiator, w/c with shelving and cupboards over and a wash hand basin, extractor in light fitting and alarm pull cord.

### **Kitchen**

13'7" x 19'3" max.

The kitchen is fitted with a range of wall, base and drawer units with some glass fronted units with downlights, a contrasting worktop incorporating a 1 1/2 bowl sink unit and drainer with Zip tap with water filter and heater and a instant hot water via mixer tap to main. Benefitting from some integrated appliances such as a 'Bosch' double oven with 4 ring gas hob with stainless steel splashback and extractor above and integrated dishwasher. There is a breakfast bar to the side with a serving hatch, spotlights to the ceiling, fully tiled walls, waste disposal, uPVC double glazed window to the rear and a radiator.

### **Rear Storage Porch**

5'1" x 5'6"

Wall, base and drawer unit with worktop space, fully tiled walls, a radiator, window into kitchen, uPVC double glazed door to the rear and spotlights to the ceiling.

### **Utility Room**

7'8" x 6'1"

Fitted with the same matching wall and base units as the kitchen with worktop over with space and plumbing below for a washing machine and tumble dryer, there is a stainless steel sink unit with drainer and mixer tap, uPVC double glazed window to the side, fully tiled walls, wall mounted Ideal Logic boiler, consumer units and a water softener in cupboard.

### **Dining Room**

9'9" x 16'0"

With radiator, uPVC double glazed sliding doors to the rear garden, serving hatch into kitchen, centre hanging light and mini archway with light through into the hallway.

### **Bedroom 3**

11'6" x 8'8" + 2'0" x 4'11"

With uPVC double glazed bay window to the front, T.V aerial point and a radiator.

### **Bedroom 2**

12'0" x 11'0"

Fitted wardrobes to one wall with vanity area with drawer and mirror, uPVC double glazed window to the front, a radiator and spotlights to the ceiling. A door leads into the en-suite.

### **Jack & Jill Ensuite**

6'5" x 11'0"

Fitted with a three piece suite consisting of a P shaped bath with glass screen and shower over, fitted units with his and hers sinks and a W.C integrated. There is a large heated towel radiator, tiled walls, shaver point and a uPVC double glazed window to the side.

### **Bedroom 1**

14'4" x 9'1" + dressing area 4'1" x 4'3"

With fitted wardrobes and drawers with central vanity unit with drawer and mirror, radiator, dressing area with fitted wardrobes and full length mirror, uPVC double glazed window to the side and spotlights to the ceiling. A door leads into the en-suite.

### **Ensuite Shower Room**

8'4" x 5'1"

Fully tiled room with fitted units containing sink and w/c, mirrored area, heated towel radiator, large shower cubicle with sliding glass door and extractor.

### **Loft Room**

12'2" x 14'7"

With cupboard housing the hot water cylinder, Velux window, corner sink unit, two doors to eaves storage, strip lighting and a radiator.

### **Garages**

19'6" x 18'0"

With hot and cold water, electric supply, electric garage doors, uPVC double glazed window to the rear garden and fuse box.

### **Covered Car Port**

7'4" x 18'11"

With electric roller door.

### **Front Garden**

Set down from the road with mature shrubs, trees and hedging providing privacy with artificial turf garden. There are steps up to the pathway and driveway to the side providing off road parking for multiple vehicles. There is under lighting on all facias and within flower borders to the front.

### **Rear Garden**

The rear garden is laid with artificial grass garden with a range of shrubs, plants and hedging borders, there are patio areas with a water feature, perfect 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**

April 2025.

### **Council Tax Band**

East Lindsey District Council Tax Band E.

### **Viewings**

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

### **Opening Hours**

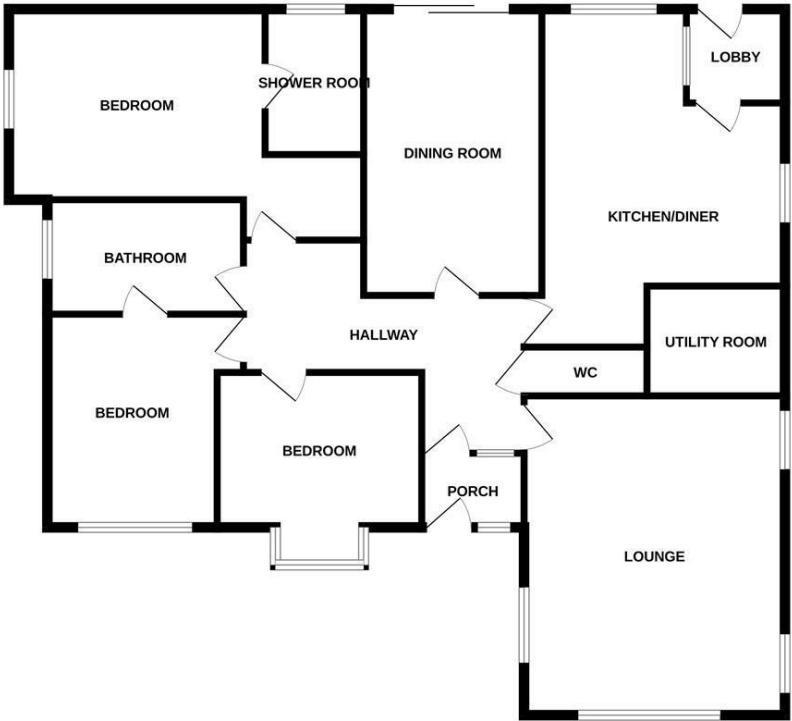
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

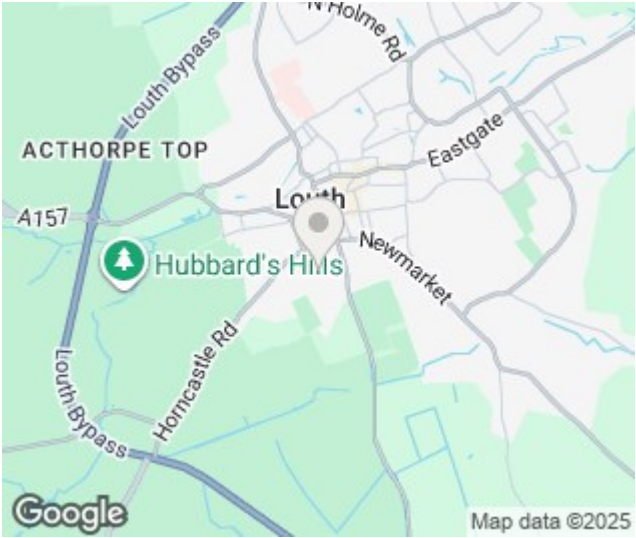
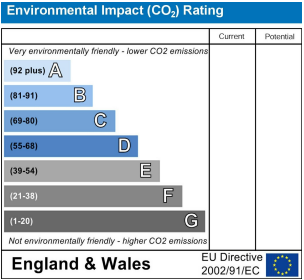
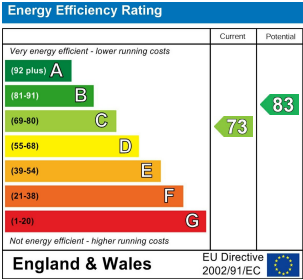




GROUND FLOOR



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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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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