



**14 Acorn Avenue, Louth, LN11 7DR**

**Asking Price £185,000**

**\*STILL UNDER BUILDERS WARRANTY\***

TES Property bring to the market this attractive semi detached house located on the popular 'Tennyson Fields' in Louth. This delightful property could make a lovely home for a first time buyer or a buy to let investment, located on a corner plot with a sizeable enclosed rear garden along with a front garden and off road parking. Internally, the property consists of a modern dining kitchen, lounge, ground floor W.C, two bedrooms and a bathroom. Viewing is highly recommended!

### **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**

Enter the property via a uPVC front door into the entrance where there is a staircase to the first floor landing, a radiator, consumer unit and smoke alarm. A door leads into the lounge.

### **Lounge 9'10" x 14'2" (3.017m x 4.334m)**



The cosy lounge features dual aspect uPVC double glazed windows to the front and side, a radiator, smoke alarm, T.V aerial point and a door leading into the inner hall.

### **Inner Hall 3'2" x 4'4" (0.968m x 1.342m)**

With smoke alarm and doors leading into the W.C and kitchen.

### **W.C 3'2" x 5'1" (0.990m x 1.554m)**



Fitted with a w.c and wash hand basin with mixer tap and splashback, there is vinyl flooring, an extractor, spotlights to the ceiling and a radiator.

### **Dining Kitchen 13'4" x 7'8" (4.078m x 2.359m)**



The kitchen is fitted with range of wall, base and drawer units with worktop over incorporating a 1.5 bowl sink unit with drainer and mixer tap, benefitting from a range of integrated appliances including an integrated oven, 4 ring electric hob with extractor and integrated fridge freezer. A cupboard houses the wall mounted 'Logic' combi boiler and there is space and plumbing for washing machine. There is an extractor, spotlights to the ceiling, a radiator, vinyl floor and dining space. A patio door leads out to the rear with a uPVC double glazed window.

## Landing



With loft access hatch, smoke alarm and doors to all first floor rooms.

## Bedroom 1 8'11" x 13'5" (max) (2.721m x 4.092m (max))



Double bedroom with fitted wardrobes with mirror fronted sliding doors, a radiator, uPVC double glazed window to the rear and a T.V aerial point.

## Bedroom 2 8'0" x 11'5" (2.458m x 3.495m)



Currently used as an office but could make a lovely single or double bedroom, with a radiator, uPVC double glazed window to the front, built in storage cupboard and wardrobe and a T.V aerial point.

## Bathroom 5'6" x 6'10" (1.691m x 2.096m)



Modern bathroom fitted with a three piece suite consisting of a panelled bath with rainfall shower head over with glass screen, W.C and wash hand basin with mixer tap. There are tiled splashbacks, a uPVC double glazed privacy glass window to the side, extractor, spotlights to the ceiling, heated towel rail and a shaving point.

## Outside



The property is fronted with a small garden which is laid to lawn with a range of shrubs and bushes. A tarmacked driveway to the side provides off road parking for multiple vehicles. A pathway leads up to the front door and there is a gateway to the rear garden.

The rear garden is fully enclosed with fencing to the boundary, the area is mainly laid to lawn with a patio area and pathway leading down the side of the property. There is an outside power point and tap and a 6x4 timber shed.

### 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

East Lindsey District Council Tax Band A.

### Brochure Prepared

May 2025.

### Viewings

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### Opening Hours

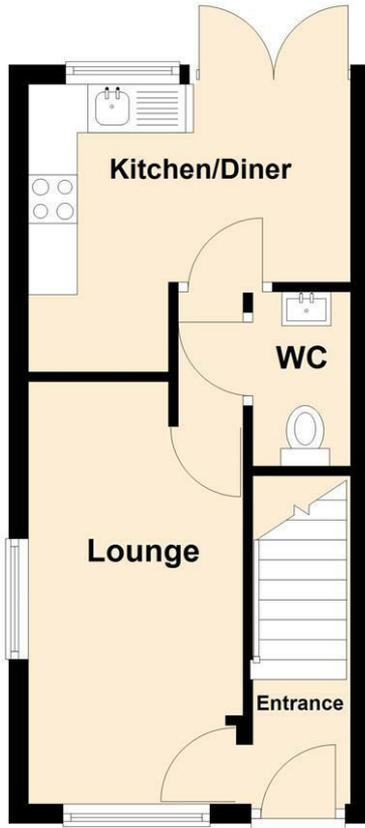
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

## Floor Plan

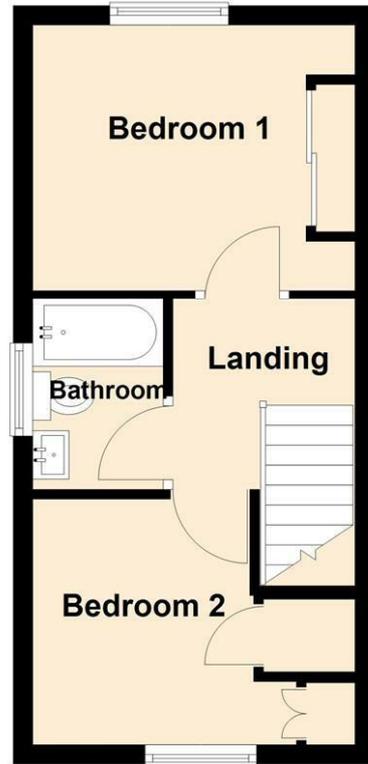
### Ground Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



### First Floor

Approx. 24.6 sq. metres (264.3 sq. feet)

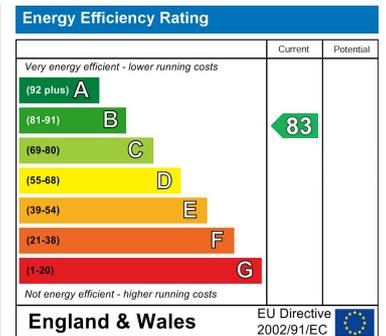


Total area: approx. 49.1 sq. metres (528.6 sq. feet)

## 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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