



**5 Horncastle Road, Louth, LN11 9LB**

**Asking Price £365,000**

**NO ONWARD CHAIN!**

TES Property bring to the market 'The Rise' a delightful link-detached property located on the desirable Horncastle Road in Louth, just a short walk into the town centre and to amenities. Benefitting from sizeable front and rear gardens with off road parking for multiple vehicles and a garage. Internally the property offers neutral move in ready living throughout consisting of a kitchen, dining room and living room, along with three bedrooms and bathroom.

With the additional benefit of a new boiler, radiators and double glazing in 2020, 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 Porch**

Enter the property via a uPVC double glazed front door into the porch where there is a meter cupboard and window to the front. A glass panel door leads into the entrance hallway.

### **Entrance Hallway 3'0" x 6'5" (0.92m x 1.98m )**



Welcoming hallway staircase leading to the first floor with a useful understair storage cupboard, there are wall mounted heating controls and a radiator.

### **Living Room 13'10" x 16'2" (4.24m x 4.95m )**



The focal point of the room is the stone fireplace. There is a T.V aerial point, uPVC double glazed window to the front and a radiator.

### **Dining Room 12'4" x 14'6" (3.77m x 4.43m )**



With feature stone fireplace, uPVC double glazed window to the rear and a radiator.

### **Kitchen 10'9" x 7'11" (3.30m x 2.42m )**



The kitchen is fitted with a range of cream wall, base and drawer units with a dark wood effect worktop over incorporating a stainless steel sink unit with drainer, there is an electric oven, grill and hob with stainless steel extractor over, space for a washing machine, tumble dryer and fridge freezer. Tiled splashbacks, uPVC double glazed window to the rear, coving to the ceiling, atc wall heater and a door into the pantry cupboard which with fitted with shelving.

### **Side Lobby 5'7" x 4'0" (1.71m x 1.23m )**



With glass panel door to the front and rear and single glazed window to the front.

### **W.C 2'6" x 5'8" (0.77m x 1.75m )**

With W.C and single glazed window to the rear.

### **First Floor Landing**



With access to all first floor rooms and uPVC double glazed window to the side.

### **Bathroom 7'10" x 5'5" (2.39m x 1.67m )**



Fitted with a three piece suite consisting of a bath with shower over and curtain rail, W.C and wash hand basin, the walls are fully tiled with uPVC double glazed window to the rear, loft access hatch, extractor and a radiator.

**Bedroom 1 12'11" (max) x 12'10" (3.95m (max) x 3.93m )**



With uPVC double glazed window to the front and a radiator.

**Bedroom 2 12'4" x 9'4" (max) (3.78m x 2.85m (max) )**



Benefitting from a fitted wardrobe with cupboard above, uPVC double glazed window to the rear and a radiator.

**Bedroom 3 7'7" x 7'1" (2.32m x 2.16m )**



With uPVC double glazed window to the front and a radiator.

**Garage 16'9" x 8'11" (5.13m x 2.74m )**

Single garage with up and over door, wall mounted 'Ideal' boiler, gas meter and personnel door to the rear.

**Front Garden**



The property is fronted with a concrete driveway which leads up to the property and to the garage and a pathway leads around the property to the front and side doors. There is an area laid to lawn enclosed by mature hedging, shrubs and plants.

## Rear Garden



The rear gardens are laid to lawn with low level brick wall to one side along with trees, hedging and mature shrubs adding privacy throughout. There is an outside tap and lighting.

### 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

July 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](mailto:admin.louth@tes-property.co.uk)

### Opening Hours

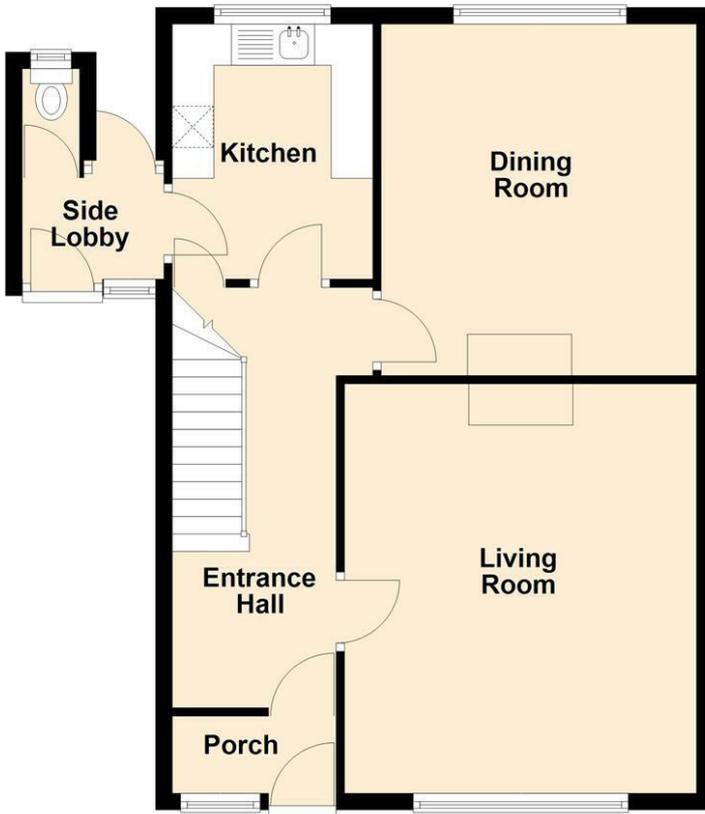
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

# Floor Plan

## Ground Floor

Approx. 61.8 sq. metres (665.3 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 105.3 sq. metres (1133.2 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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