



26 Stewton Lane, Louth, LN11 8RZ

Asking Price £325,000

NO ONWARD CHAIN

TES Property bring to the market this attractive semi detached family home located down the popular Stewton Lane in Louth, within close proximity to the railway walk. The property offers versatile living and internally consists of a kitchen with sun room off, a dining room with sitting area and additional living room along with a gym/ bedroom and ground floor bathroom with the extra benefit of a home sauna! To the first floor there are three double bedrooms with an office and shower room.

Set back from the road with a long driveway providing ample off road parking along with a front garden with mature trees adding privacy. The rear garden is equally impressed and is fully enclosed with plenty of space for sit and relax.

Viewing is a must to truly appreciate what is 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 Hallway 5'5" x 14'3" (1.654m x 4.354m)



Enter the property via a uPVC front door into the welcoming hallway where there is a staircase to the first floor, radiator, smoke alarm and wall lighting. Doors lead into the gym and dining room.

Gym / Bedroom 4 8'6" (max.) x 9'11" (max.) (2.614m (max.) x 3.042m (max.))



L-shape room with dual aspect uPVC double glazed windows to the front and side and ceiling fan with lighting. A door leads into the bathroom.

Bathroom 5'3" x 8'2" (1.616m x 2.510m)



Fitted with a jacuzzi bath with shower attachment and glass screen, w/c and corner wash hand basin with mixer tap, there is also the benefit of a sauna. The flooring and splashbacks are tiled with a uPVC double glazed privacy glass window to the rear, a heated towel rail and spotlights to the ceiling.

Sauna



Dining / Sitting Room 11'2" (max) x 17'3" (max) (3.408m (max) x 5.277m (max))



Spacious room with ample space for a dining table and seating area, there is a feature open fireplace with tiled hearth and bricked surround and mantle, uPVC double glazed window to the side, a useful under stair storage cupboard, coving to the ceiling and wall lighting. A door leads into the kitchen and double doors into the living room.

Living Room 11'5" (max.) x 14'8" (max.) (3.500m (max.) x 4.483m (max.))



Cosy room with gas fireplace with hearth, uPVC double glazed window to the front, radiator and coving to the ceiling..

Kitchen 9'10" x 13'6" (3.017m x 4.121m)



The kitchen is fitted with a range of shaker style wall, base and drawer units with wooden worktop over incorporating a one bowl sink with drainer and mixer tap, integrated fridge freezer and dishwasher, wine/drinks fridge, space for a Rangemaster style cooker with extractor over and a cupboard houses the wall mounted 'Valliant' boiler. The flooring and splashbacks are tiled with uPVC double glazed window to the rear, vertical radiator and spotlights to the ceiling. Bi-folding doors open into the sun room.

Sun Room 13'4" x 10'6" (4.075m x 3.212m)



Sizeable room with uPVC double glazed bi-folding doors and windows to exterior walls to open up the room to create a bright and airy space, there are spotlights to the ceiling, tiled flooring, T.V aerial point and a vertical radiator.

Landing



First floor landing with uPVC double glazed window to the side and a smoke alarm.

Bedroom 1 14'0" x 10'4" (4.284m x 3.159m)



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

Bedroom 3 8'7" x 11'3" (2.617m x 3.436m)



With uPVC double glazed window to the rear, radiator and built in wardrobes along one wall.

Office 6'8" x 7'1" (2.049m x 2.183m)



With sliding door, radiator, uPVC double glazed window to the front and an opening into Bedroom 2.

Bedroom 2 8'11" x 12'8" (2.727m x 3.873m)



Accessed via the office, with a radiator and dual aspect uPVC double glazed windows to the front and side.

Shower Room 6'11" x 5'5" (2.115m x 1.671m)



Fitted with a three piece suite consisting of a corner shower cubicle with sliding glass doors and rainfall shower, a w/c and wash hand basin with cupboards below, there is a uPVC double glazed privacy glass window to the rear, tiled splashbacks, heated towel rail, loft access hatch and extractor.

Front Garden



The property is fronted with a long driveway which provides ample off road parking and leads to the front of the property. There is an area with a range of mature trees, shrubs and bushes adding privacy to the front of the property. A gateway to the side leads to the rear garden.

Rear Garden



To the rear of the property is a sizeable enclosed garden with fencing to the boundary. The area is mainly laid to lawn with several seating areas, perfect for alfresco dining or entertaining in the summer months, there is a spacious L-shape patio area with decking area to the side overlooking the attractive garden. As you head down the garden you will find a feature pond and a pathway leading to an area to the rear with two sheds and patio area. Throughout the garden there are a wide range of mature trees, shrubs and plants

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

East Lindsey District Council Tax Band C.

Viewings

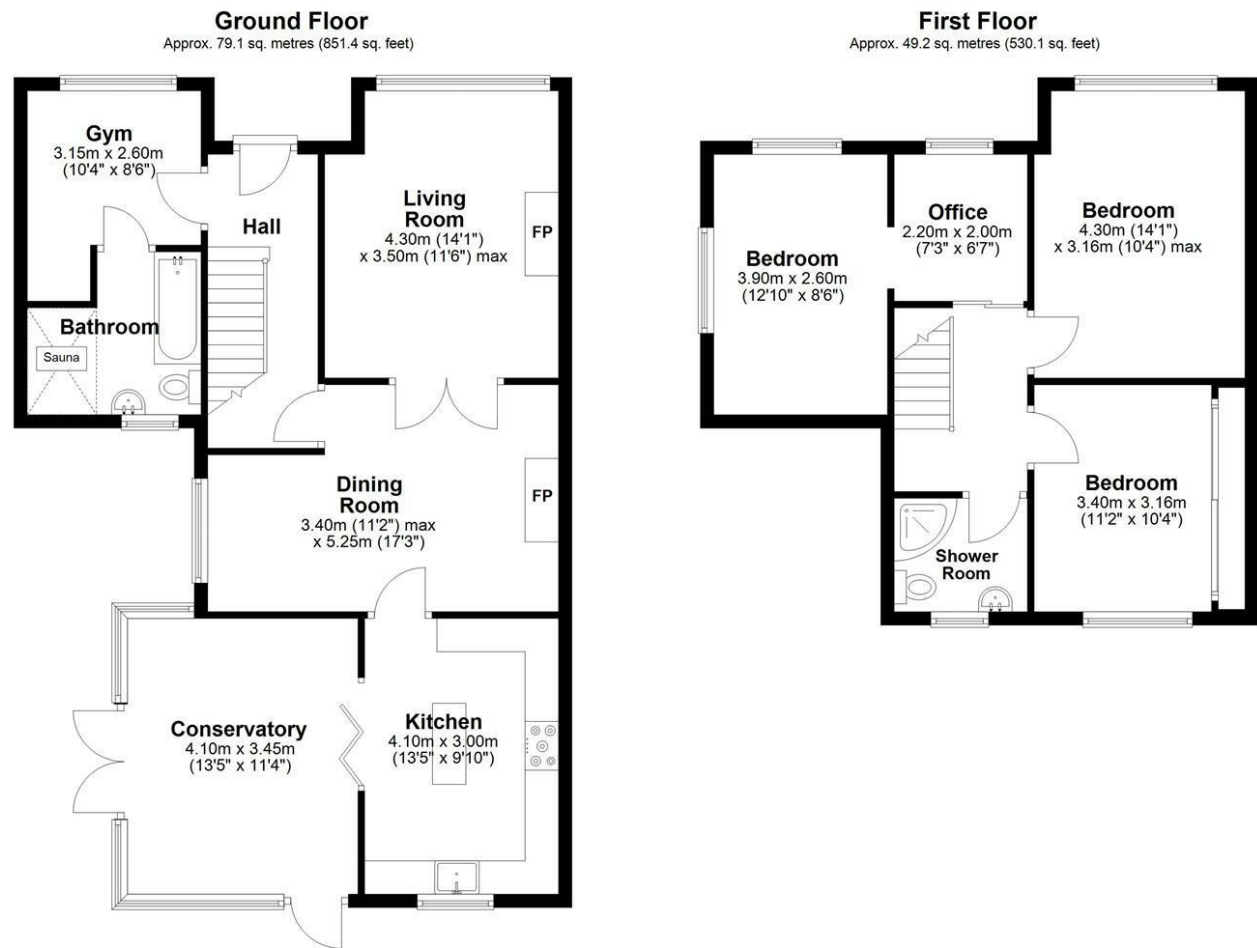
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

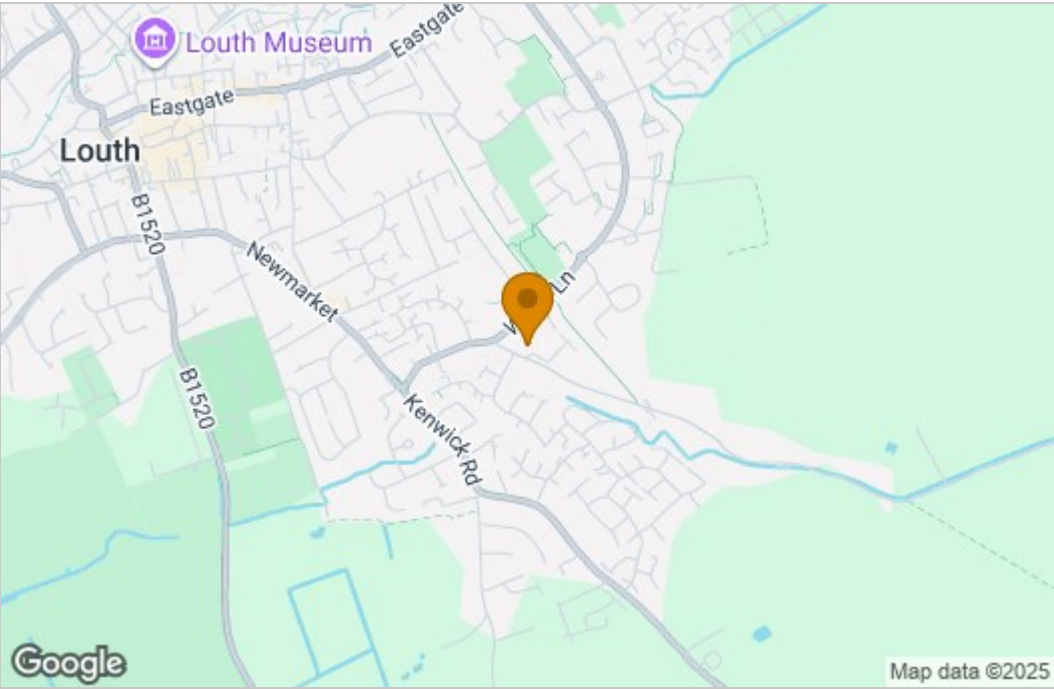
Floor Plan



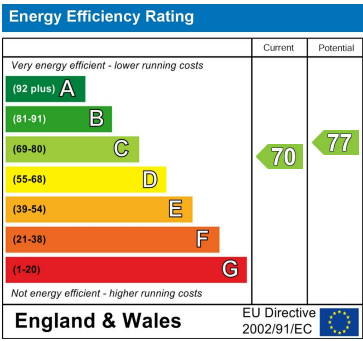
Total area: approx. 128.3 sq. metres (1381.5 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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.