



4 The Riverbank, Louth, LN11 7DT
Asking Price £325,000

TES Property bring to the market this attractive and spacious mid terrace property located down The Riverbank off Eastfield Road, with easy access into town and to amenities. This delightful family home is move in ready with modern interior throughout with open plan living to the ground floor with an additional living room if you want some piece and quiet. To the first floor there are four good size bedrooms with one en-suite and sizeable four piece suite family bathroom. The outside is equally impressive with an enclosed garden to the rear backing onto the riverbank with a gate leading out, perfect for dog walking or enjoying the outside, there is also ample parking and a garage which can be accessed from inside the property and provides the perfect utility space with plumbing in place.

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 Hall

Enter the property via a uPVC front door with side panel into the welcoming hall where there is a staircase to the first floor, Karndean Herringbone flooring which continues into all ground floor rooms with underfloor heating.

Living Room 11'0" x 12'10" (3.368m x 3.930m)



Cosy room with two uPVC double glazed windows to the front and T.V aerial point.

Ground Floor W/C 3'3" x 6'7" (1.002m x 2.031m)



Fitted with a w.c and wash hand basin with cupboards below and tiled splashback and extractor.

Open Plan Kitchen/Dining/Living Area

Living Area 8'11" x 12'3" (2.733m x 3.736m)



With uPVC double glazed window to the rear, a useful understair storage cupboard, spotlights to the ceiling and a door into the garage.

Kitchen Area 11'8" x 11'5" (3.578m x 3.482m)



The kitchen is fitted with a range of modern wall, base and drawer units with contrasting marble worktops over incorporating a 1.5 bowl sink unit with drainer and mixer tap, integrated oven and grill, 4 ring induction hob with extractor above, integrated fridge freezer, wine cooler and dishwasher. There are spotlights to the ceiling, tiled splashbacks and bi-folding doors leading out to the rear garden. There is ample space for a dining table.

Landing



With storage cupboard fitted with shelving, smoke alarm and doors into all bedrooms and the bathroom.

Bedroom 1 13'9" x 9'11" (4.195m x 3.032m)



With radiator, uPVC double glazed window to the front, T.V aerial point and a door into the en-suite.

En-Suite 9'10" x 5'2" (3.020m x 1.592m)



Spacious room fitted with a three piece modern suite consisting of a large walk in shower with rainfall shower head, w/c and wash hand basin in vanity unit with cupboards and workspace over with tiled splashbacks, uPVC double glazed privacy glass window to the front, heated towel rail, LED touch mirror, spotlights to the ceiling and extractor.

Bedroom 2 9'4" x 11'9" (2.848m x 3.599m)



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

Bedroom 3 9'10" x 9'8" (3.002m x 2.970m)



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

Bedroom 4 9'9" x 9'3" (max) (2.989m x 2.829m (max))



With radiator, uPVC double glazed window to the rear, T.V aerial point and loft access hatch.

Family Bathroom 5'10" x 11'8" (1.798m x 3.559m)



Modern bathroom fitted with a four piece suite consisting of a panelled bath with shower attachment, walk in shower with rainfall shower head, w/c and wash hand basin in vanity with cupboards and worktop over, uPVC double glazed window to the rear, tiled splashbacks, spotlights to the ceiling, heated towel rail, extractor and LED touch mirror.

Garage 9'3" x 19'8" (2.825m x 6.011m)



The garage is currently being used as a utility space and storage and benefits from plumbing for washing machine and tumble dryer, carpet, wall mounted 'Logic' combination boiler, a radiator, power and lighting. There is a roller garage door with personnel door to the rear.

Rear Garden



The rear garden is fully enclosed with fencing to the boundary with gateway to the rear leading out onto the riverbank. The majority of the garden is laid to lawn and features a range of plants and shrubs and benefits from a spacious patio area overlooking the area and is perfect for alfresco dining, relaxing and entertaining in the summer months.

Front of Property



There is ample parking space with an area to the front of the property and an additional residents parking area if further parking is required.

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

August 2025.

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

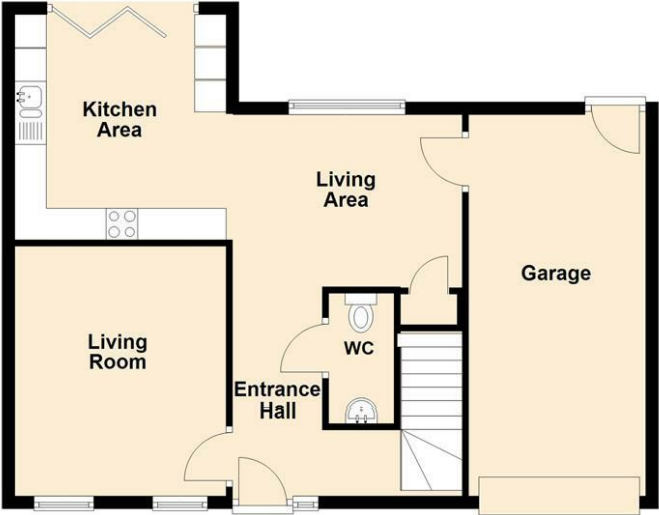
Council Tax

East Lindsey District Council Tax Band C.

Floor Plan

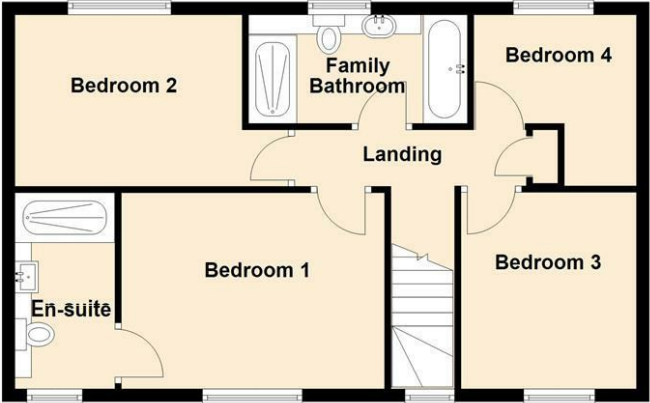
Ground Floor

Approx. 65.7 sq. metres (706.7 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)

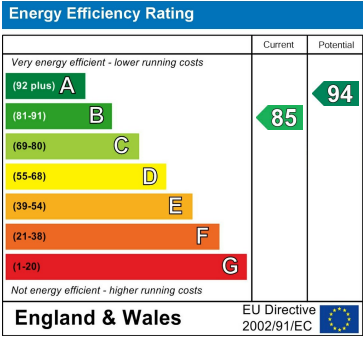


Total area: approx. 123.7 sq. metres (1332.0 sq. feet)

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.