



**7 Abbey Park, Louth, LN11 7BB**  
**Asking Price £425,000**

TES Property bring to the market this impressive detached family home located down Abbey Park, off Eastfield Road, within easy reach of the town centre and amenities. This move in ready property is well presented with spacious rooms throughout consisting of a living room, kitchen diner with utility off and a ground floor w.c. To the first floor there are two good size bedrooms both with en-suites and a dressing room to bedroom one, along with an additional bedroom/ office and family bathroom.

The outside is equally impressive with ample parking with a single garage and front garden. A fully enclosed attractive garden to the rear with the benefit of a veranda and patio area.

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



Enter the property via a composite front door into the welcoming hallway where there is a staircase to the first floor with space below for storage, solid oak flooring and banister, uPVC double glazed window to the front and side, consumer unit, sunvic thermostat, burglar alarm and radiator. Doors lead into the living room, ground floor W.C and kitchen diner.

### Ground Floor W.C 3'10" x 5'4" (1.17m x 1.65m )



With high gloss grey flooring tiles, w.c and wash hand basin with tiled splashbacks, radiator, stop tap, uPVC double glazed window to side and extractor.

### Living Room 14'9" x 17'1" + 7'8" x 2'2" (4.50m x 5.23m + 2.35m x 0.668m)



Spacious room with walk in bay with large uPVC double glazed window to front, feature gas fireplace with electric option with stone hearth and mantle, T.V aerial point, coving to the ceiling and two radiators.

## Open Plan Kitchen/Diner



There is ample space for a dining table, high gloss tile flooring, uPVC double glazed windows and sliding patio door to the rear leading out to the garden, spotlights and coving to the ceiling, two radiators and T.V and phone points.

## Kitchen Area 24'6" x 11'8" (7.47m x 3.58m)



The kitchen is fitted with a range of wooden wall, base and drawer units with granite worktop over with breakfast bar, there is a 1.5 bowl stainless steel sink unit with modern mixer tap, integrated dishwasher, space for 6 ring burner with double oven and grill with extractor over, tiled splashbacks A door leads into the utility room.

## Utility Room 7'1" x 9'8" (2.18m x 2.95m)



Fitted base units with wooden worktop over incorporating a stainless steel sink and drainer, there is space and plumbing for washing machine and tumble dryer, tiled splashbacks, continuation of high gloss flooring, large pantry cupboard, uPVC double glazed window and door to rear and door into integral garage.



Return staircase to:-

## First Floor Landing

With loft access hatch and doors into all bedrooms and the bathroom.

**Main Bedroom 16'4" x 11'7" (5.00m x 3.55m)**



Double bedroom with radiator, uPVC double glazed window to rear, T.V aerial point, coving and spotlights to the ceiling and an archway into dressing room and door into en-suite.

**Dressing Room 7'8" x 7'8" (2.34m x 2.36m)**



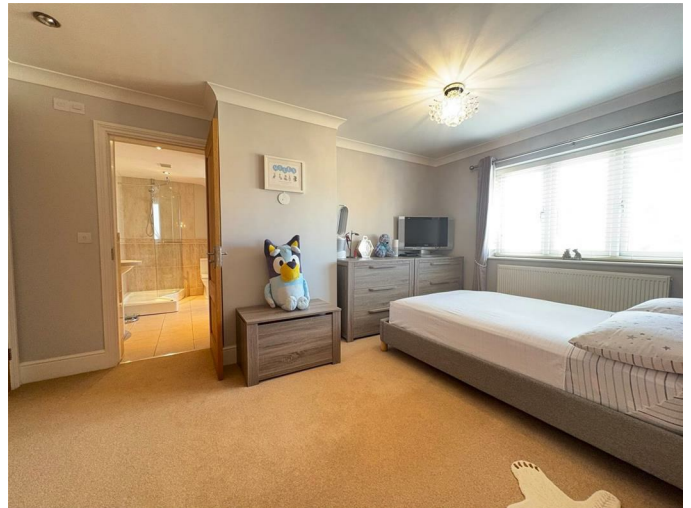
Fitted with built in double hanging rails to two walls, lighting and a radiator.

**En Suite Shower Room 9'6" x 5'8" (2.91m x 1.73m)**



Good size en-suite fitted with a three piece modern suite consisting of a large walk in shower with glass screen, rainfall head and standard attachment, wash hand basin and W.C. The room is fully tiled with smart mirror with lighting and storage, spotlights to the ceiling, heated towel rail, uPVC double glazed window to side and extractor.

**Bedroom 2 9'9" x 14'11" (2.976m x 4.55m)**



Double bedroom with uPVC double glazed window to front, coving to the ceiling, 2 x oak double fitted wardrobes and a door into the en-suite.

**En Suite Shower Room 5'8" x 9'8" + 3'8" x 3'10"  
(1.75m x 2.95m + 1.14m x 1.19m)**



Sizeable room fitted with a three piece suite consisting of a large shower cubicle, wash hand basin and W.C with tiled splashbacks and tiled flooring, heated towel rail uPVC double glazed window to front and extractor.

**Bedroom 3 11'8" (max) x 9'4" (max) (3.56m (max)  
x 2.845m (max))**



Currently being used as a home office but could make a lovely single bedroom, with uPVC double glazed window to front, fitted wardrobe with shelf and hanging rail and radiator.

**Bathroom 7'10" x 7'8" (2.39m x 2.356m)**



Fitted with a three piece suite consisting of a large panelled bath with mixer tap, w/c and wash hand basin, there is a uPVC double glazed window to side, towel radiator and standard radiator, tiled splashbacks and tiled flooring, shaving point, extractor and spotlights to the ceiling.

**Front Garden**



The property is fronted with a garden laid to lawn with gravel borders, trees and mini hedges. A driveway provides ample off road parking and leads to the garage and front oak porch.

## **Integral Single Garage 19'10" x 9'9" (6.05m x 2.98m)**



Electric roller door, wall mounted Vaillant combination boiler, time clock for external lights, uPVC double glazed window to side, EV.

## **Rear Garden**



To the rear of the property is a fully enclosed attractive garden which is mainly laid to lawn with a range of shrubs and trees in borders throughout the garden. There are two porcelain patio areas with pathway along with a lean to oak wooden structure veranda with three skylights, the perfect place for BBQs and firepits. There is an outside tap, lighting and a side gate to either side leading to the front garden.

## **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.

## **Council Tax**

East Lindsey District Council Tax Band E.

## **Viewings**

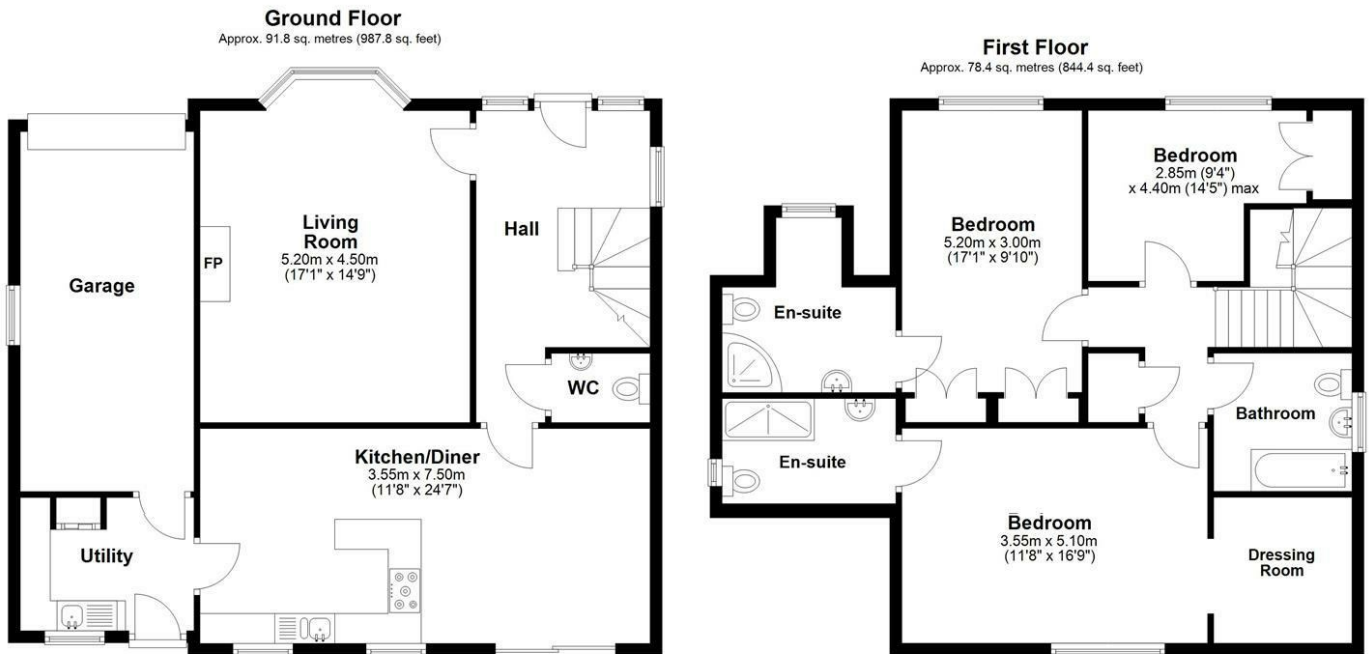
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

## **Opening Hours**

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

Saturday 9:00am to 1:00pm

# Floor Plan



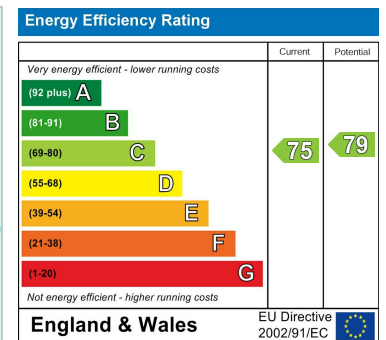
Total area: approx. 170.2 sq. metres (1832.2 sq. feet)

Robin Mapleston (info@epctorproperty.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.

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