



**46 Monks Dyke Road, Louth, LN11 9AN**

**Asking Price £275,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this delightful detached house conveniently located close to shops and amenities and not far from the town centre of Louth. The property benefits from a good size front garden with ample off road parking and to the rear, is a large garden with multiple outbuildings and plenty of space to sit and relax.

Internally the property offers versatile rooms consisting of three bedrooms, a ground floor shower room, cosy living room and kitchen diner.

Viewing is a must to truly appreciate what is to offer and to see the potential in this lovely home.



### **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 double glazed door with window to the side into the entrance hall where there is a staircase to the first floor, meter cupboard and additional storage cupboards. Doors lead into the shower room, ground floor bedroom and the kitchen.

### **Ground Floor Bedroom 10'9" x 11'10" (3.278m x 3.630m)**



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

### **Shower Room 5'5" x 7'0" (1.656m x 2.134m)**



Fitted with a three piece suite consisting of a shower cubicle, w.c and wash hand basin in wooden counter top. There is a uPVC double glazed privacy glass window to the rear and fully tiled walls.

**Living room 11'0" x 14'5" (3.357m x 4.399m)**



Feature log burner in bricked surround, dual aspect uPVC double glazed windows to the front and side and a radiator.

**Dining Room 9'10" x 12'6" (max) (3.008m x 3.827m (max))**



Fitted with base and drawer units with worktop over, built in storage cupboards and a radiator. Feature brick archways lead into the kitchen and living room.

**Kitchen 7'3" x 11'10" (2.212m x 3.624m)**



The kitchen is fitted with a range of base and drawer units with worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap, there is space for an oven, washing machine and fridge freezer. UPVC double glazed windows to the rear and side with door leading out to the rear garden.

### **Landing**

Doors into both bedrooms and built in storage cupboard.

**Bedroom 9'6" x 9'10" (2.915m x 3.015m)**



With built in storage cupboard, a radiator, uPVC double glazed window to the rear and gas heater.



### Bedroom 9'10" x 12'0" (3.020m x 3.668m)



With uPVC double glazed window to the front, radiator and gas heater.

### Front Garden



The property is set back from the road with a sizeable front garden which is mainly laid to lawn and features a pond with seating area overlooking the garden, there is also a range of mature shrubs and plants. The driveway provides ample off road parking and leads up to the car port.

### Rear Garden



The rear garden is of a good size and features a range of mature bushes, plants and shrubs throughout. There are several outbuildings for storage and workshop space along with a bbq area at the bottom of the garden. A large pond creates an attractive feature and benefits from a bridge walk way over. There are multiple seating areas and places to enjoy the peaceful garden including a decking area, gravelled areas and areas laid to lawn.

### 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 B.

### Brochure Prepared

November 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

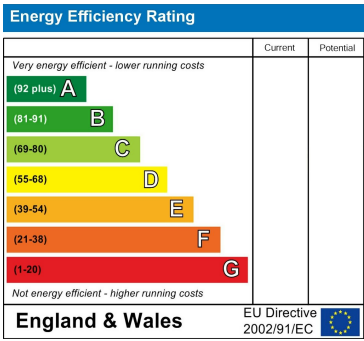
Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

Floor Plan

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.