



4 Bolle Road, Louth, LN11 0GR
Asking Price £315,000

TES Property bring to the market this good size family home, conveniently located for easy access to shops and amenities. This delightful property offers spacious living throughout and internally comprises a lounge diner, kitchen with utility off and a useful office space, a ground floor w.c, four bedrooms with an en-suite off bedroom 1, and an additional family bathroom. Externally the property benefits from off road parking for multiple vehicles, a garage and sizeable enclosed garden perfect for young families and pets.

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



Welcoming entrance hallway with smoke alarm, radiator, storage cupboard and staircase to the first floor. Doors lead into the lounge diner, w.c and kitchen.

W.C. 3'1" x 6'3" (0.957m x 1.919m)



Fitted with a W.C. and wash hand basin, along with a radiator, tiled floor, part tiled walls and wooden double glazing window to the front.

Lounge Diner 11'2" x 20'6" (3.428m x 6.250m)



Bright and airy room with two wooden double glazed windows to the front and patio doors out to the rear, fitted storage unit, two radiators and spotlights to the ceiling.

Kitchen 13'7" x 10'8" (4.150m x 3.271m)



Good size kitchen fitted with a range of wall, base and drawer units with contrasting worktop over incorporating a one and a half bowl stainless steel sink unit with drainer and mixer tap, there is space for an oven with extractor over, space for an American style fridge freezer and dishwasher. The splashbacks are tiled with wooden double glazed window to the rear and tiled flooring. An opening leads into the utility and bi-folding doors into the office.

Utility 6'6" x 5'3" (1.983m x 1.616m)



Fitted wall units with worktop with space below for washing machine and tumble dryer. Wall mounted boiler, a radiator, tiled floor, extractor and door out to the rear garden.

Office 8'7" x 6'8" (2.633m x 2.042m)



Versatile space with continuation of tiled floor from the kitchen, wooden double glazed window to the front, consumer unit and a radiator.

Landing



With access to all bedrooms and the bathroom, loft access hatch, smoke alarm, radiator and airing cupboard housing the hot water cylinder.

Bedroom 1 11'8" x 10'7" (3.576m x 3.249m)



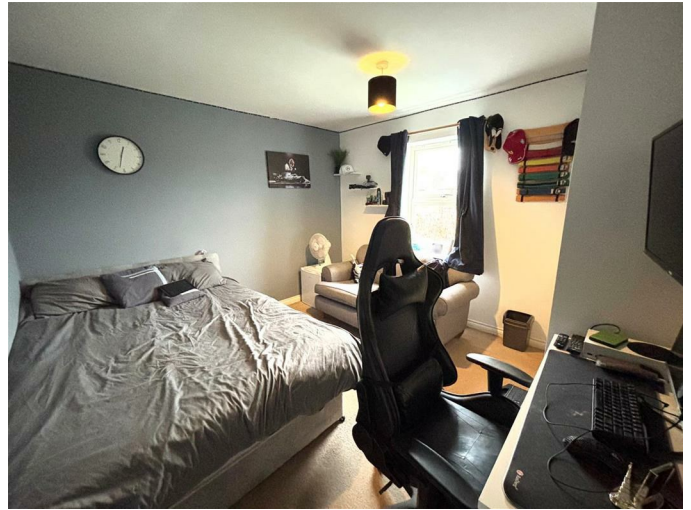
Double bedroom with radiator, wooden double glazed window to the rear and built in wardrobes with mirror fronted sliding doors. Door into en suite.

En Suite 5'5" x 6'9" (1.674m x 2.072m)



Fitted with a three piece suite consisting of a shower cubicle, wash hand basin and W.C. There is a wooden double glazed window to the rear, tiled splashbacks, extractor and a radiator.

Bedroom 2 10'8" x 10'11" (max) (3.254m x 3.343m (max))



Double bedroom with radiator, wooden double glazed window to the rear and built in wardrobe.

Bedroom 3 7'11" x 11'1" (2.418m x 3.392m)



With radiator, wooden double glazed window to the front and benefitting from built in wardrobe and storage cupboard.

Bedroom 4 9'6" x 7'6" + 3'3" x 2'5" (2.915m x 2.306m + 1.010m x 0.760m)



With radiator and wooden double glazed window to the front.

Bathroom 6'7" (max) x 6'2" (max) (2.009m (max) x 1.880m (max))



Fitted with a three piece suite consisting of a panelled bath with shower head over, W.C. and wash hand basin. Tiled splashbacks, wooden double glazed window to the front, extractor and a radiator.

Outside



The front of the property is low maintenance with slate chip boarders and pathway to the front door. A tarmac driveway runs down the side of the property to a set of wooden gates which open onto further driveway space and leads to the garage.

The rear garden is fully enclosed with fencing to the boundary with gateway to the drive. The majority of the garden is laid to lawn with block paving around the garden providing ample space for alfresco dining and relaxing. There is outside lighting, power point and tap.

Garage 8'9" x 14'4" (2.689m x 4.372m)

Up and over door, power points, lighting, personnel door to side and workshop area.

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

January 2026

Council Tax Band

East Lindsey District Council Tax Band D.

Viewings

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

Opening Hours

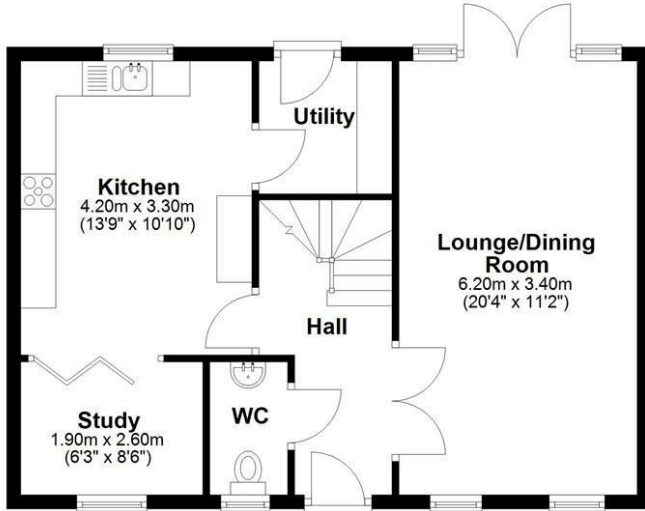
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan

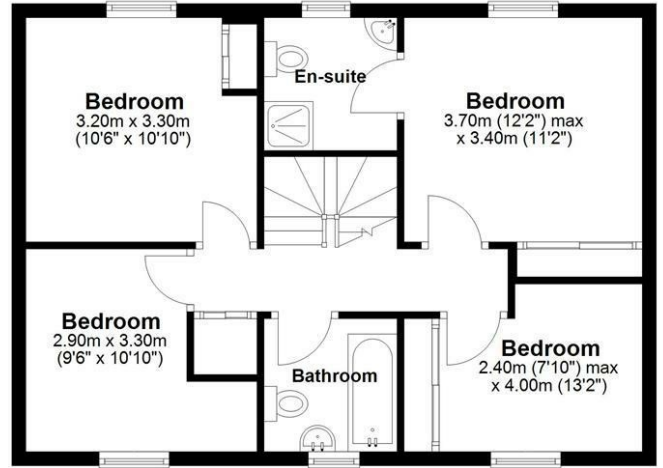
Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



First Floor

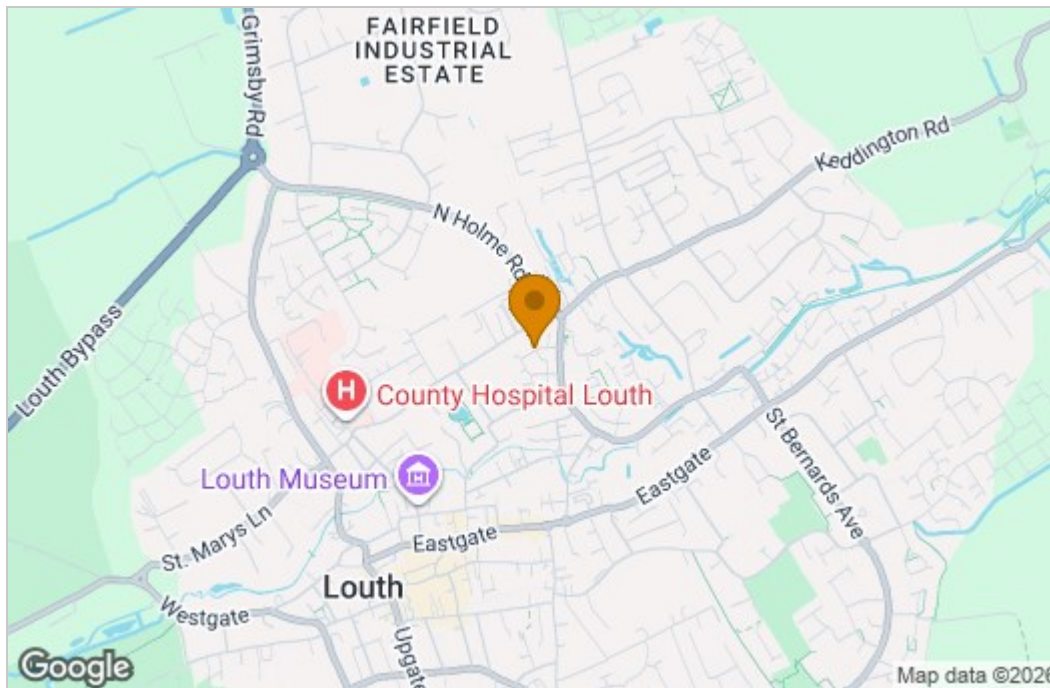
Approx. 56.0 sq. metres (603.2 sq. feet)



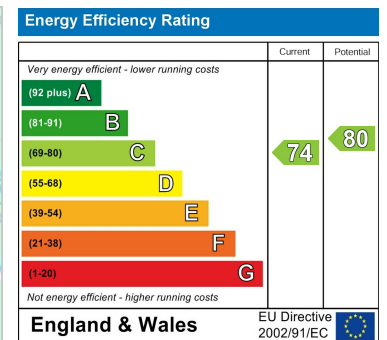
Total area: approx. 110.6 sq. metres (1190.5 sq. feet)

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.

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