



7 Bee Orchid Way, Louth, LN11 0FP

Asking Price £239,995

NO ONWARD CHAIN

TES Property bring to the market this attractive and move in ready family home located on the popular Westfield Park estate in Louth, with easy access to the town centre and all it's amenities. This delightful property comprises a modern kitchen diner, living room and ground floor w.c, and to the first floor there are three bedrooms with an en-suite to the main bedroom and an additional modern family bathroom.

Externally benefitting from front and rear gardens, ample off road parking and a garage.

Viewing is highly recommended!

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 6'4" max. x 17'9" (1.94m max. x 5.412m)



Welcoming entrance hallway with consumer unit, radiator, Honeywell thermostat, wood effect flooring and doors into w.c, living room and kitchen. Stairs lead up to the first floor.

Downstairs Toilet 2'4" x 5'6" (0.73m x 1.69m)



With low flush w/c and corner basin in unit with mosaic tile splashbacks, extractor, anthracite double glazed privacy glass window to side, radiator and wood effect flooring.

Living Room 10'7" x 17'8" (bay 2'1" x 5'7") (3.23m x 5.39m (bay 0.66m x 1.71m))



Spacious room with uPVC double anthracite double glazed bay window to front, radiator, wood effect flooring and T.V aerial point. Double doors lead into the kitchen diner.

Kitchen/Diner 9'9" x 17'4" (2.985m x 5.308m)



The kitchen is fitted with a range of wall, base and drawer units with stone effect roll top worktop over incorporating a Blanco 1.5 bowl sink unit with drainer, integrated fridge and freezer, slimline dishwasher, electric oven with Neff induction hob with extractor above and chrome splashback, there is an extended breakfast bar, a cupboard houses the Worcester boiler, uPVC anthracite double glazed windows and patio doors to rear, mosaic tiling to one wall, a radiator, wood effect flooring and spotlights to ceiling.

First Floor Landing

With access to all bedrooms and the bathroom, there is a radiator, loft access hatch and airing cupboard housing the hot water cylinder.

Main Bedroom 10'7" x 11'9" (3.25m x 3.60m)



Double bedroom with grey high gloss fitted wardrobes and drawers to one wall, T.V aerial point, radiator, uPVC double glazed anthracite windows to the front and wall mounted thermostat. A door leads into:-

En Suite 3'2" x 7'5" (0.97m x 2.27m)



Fully tiled room in grey and fitted with a three piece suite consisting of a shower cubicle with rainfall head and standard attachment, low flush w/c and floating basin. There is tile effect flooring, extractor, chrome towel radiator, wall mounted mirror cabinet, shaver point and spotlights to the ceiling.

Bedroom 2 12'1" x 9'8" (3.70m x 2.95m)



Double bedroom with fitted 4 door wardrobe, a radiator, uPVC double glazed anthracite window to the rear and T.V aerial point.

Bedroom 3 8'8" x 7'5" (2.65m x 2.27m)



Currently used as an office, with radiator, T.V aerial point, fitted wardrobes along one wall and uPVC double glazed anthracite window to rear.

Bathroom 6'6" x 7'5" (1.99m x 2.27m)



Fitted with a modern three piece suite consisting of a Low flush w/c, floating wash hand basin with vanity storage and panelled bath with glass shower screen and shower over. There is a shaver point, extractor, uPVC double glazed anthracite window to front with privacy glass, part tiled walls in grey, tile effect flooring, spotlights to the ceiling and a towel radiator.

Single Semi-Detached Garage 17'8" x 10'2" (5.40m x 3.10m)

Personnel door, electric supply, rolling door, lighting and ceiling beams for above storage.

Rear Garden



The rear garden is fully enclosed with fencing and gated access, the area is mainly laid to lawn with block paved patio and pathway leading to rear of garage to a vegetable garden. There are a range of plants and shrubs in raised beds, an outside tap and power point.

Front garden



The front garden is laid to lawn with a brick paved driveway down the side of the property and leading to the garage. Steps lead up to the front door.

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.

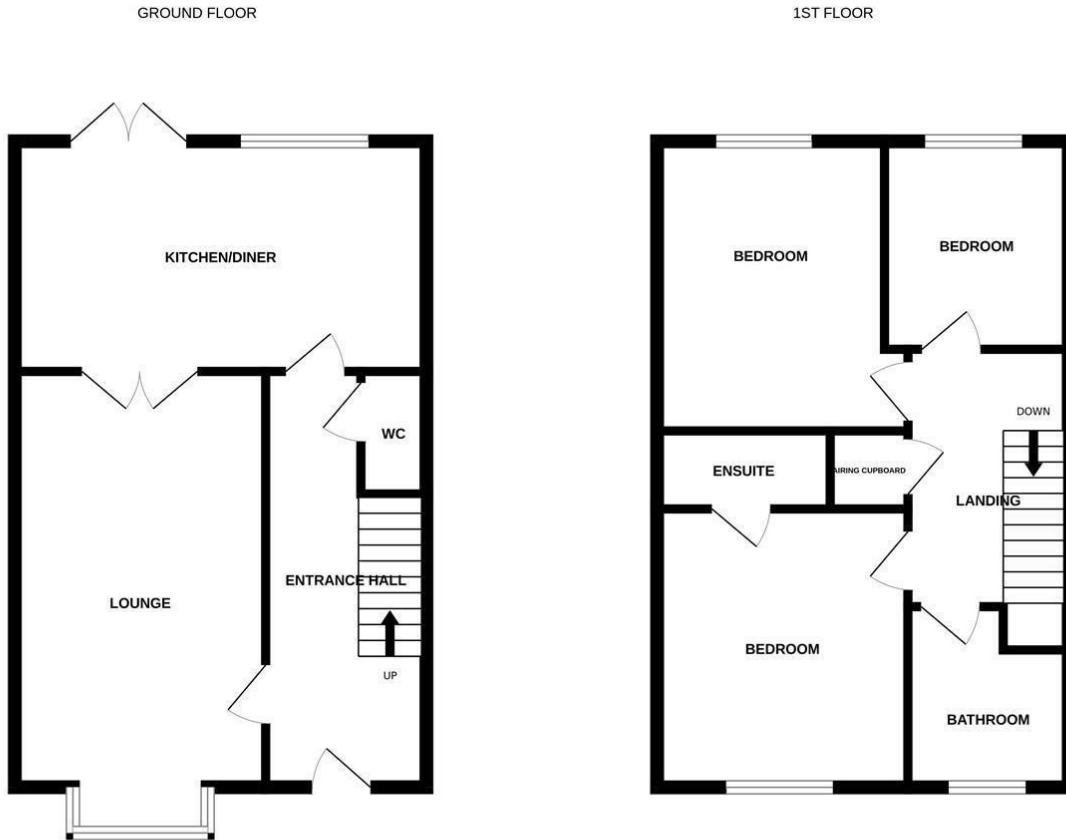
Brochure Prepared

February 2026.

Viewings

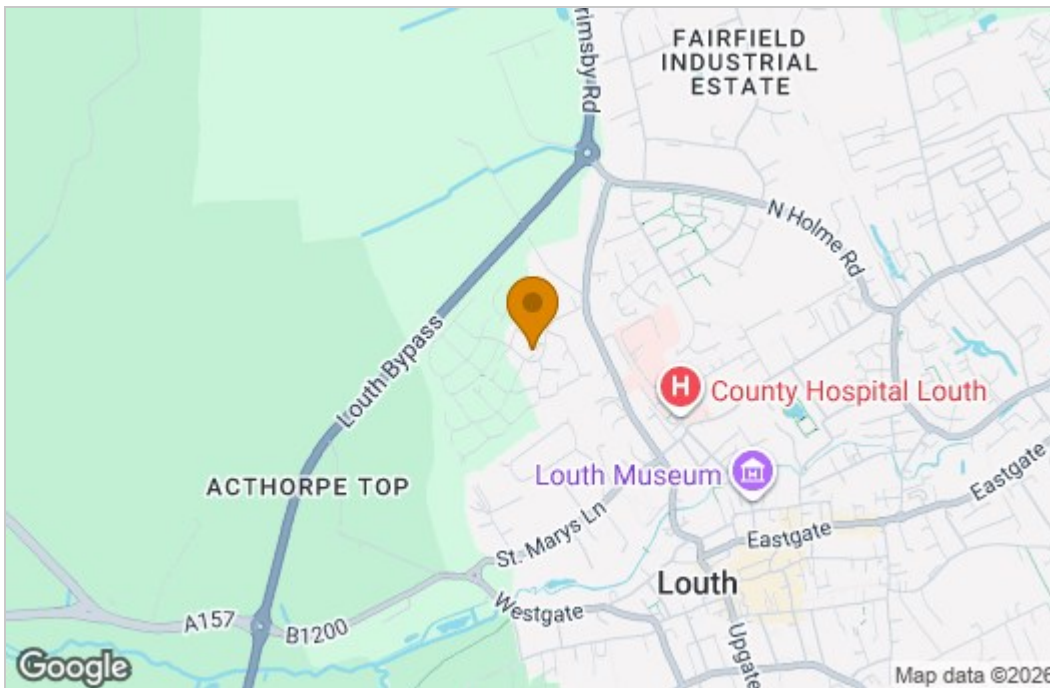
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62023

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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