



**ST. JAMES VIEW, LOUTH**  
**ASKING PRICE £385,000**



**\*NO ONWARD CHAIN\***

TES Property bring to the market this spacious detached bungalow located in a sought after area of town within walking distance to the town centre and amenities. The property is set on a good size plot with sizeable driveway, garage, front garden and large attractive garden to the rear. Internally the property comprises three double bedrooms, kitchen with utility off, living room, sun room and large bathroom, there is plenty of space for everyone.

Viewing is a must to truly appreciate the size and all that 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 into the welcoming L- shape hallway where there is a uPVC front door with frosted glass either side, coving to the ceiling, smoke alarm, 2 x radiators and loft access hatch. Doors lead to all bedrooms, the kitchen and living room.

### **W/C**

3'8" x 6'1"

Fitted with a w/c and wash hand basin with tiled splashbacks, a radiator, uPVC double glazed privacy glass window to front and coving to the ceiling.

### **Living Room**

12'0" x 19'9"

Spacious room with feature electric fireplace, uPVC double glazed window to front, 2 x feature round windows to side, T.V aerial point, 2 x radiators and coving to the ceiling. Double doors open into the sun lounge with windows either side.

### **Sun Lounge**

12'0" x 10'4"

Bright and airy room with uPVC double glazed windows and double doors to rear, coving to the ceiling, radiator and door into kitchen.

### **Kitchen**

11'9" x 12'9"

The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap with tiled splashbacks, there is an integrated oven with 4 ring gas hob with extractor, space for a fridge, a radiator and opening into the utility. A uPVC double glazed window looks out to the rear over the attractive garden

### **Utility**

7'3" x 10'8"

Fitted matching wall and base units as the kitchen with worktop over with space and plumbing for washing machine and tumble dryer, space for fridge freezer, built in pantry cupboard, heated towel rail, tiled splashbacks and coving to the ceiling. A door leads out to the rear garden.

### **Bedroom 1**

15'11" x 12'7"

Large double bedroom with uPVC double glazed window to both sides, 2 x radiators, coving to the ceiling and fitted wardrobes along one wall with dressing table and drawers.

### **Bedroom 2**

12'0" x 12'10"

Double bedroom with uPVC double glazed window to front, coving to the ceiling, radiator and fitted wardrobes, drawer unit and dressing table.

### **Bedroom 3**

12'5" (max.) x 12'8"

Versatile room which could be used as a dining room or a double bedroom, with uPVC double glazed window to front, radiator and coving to the ceiling.

### **Bathroom**

11'1" (13'9" max) x 11'1" + 4'4" x 2'4"

Large room fitted with a four piece suite consisting of a panelled bath with mixer tap, shower cubicle with glass door, w/c and wash hand basin set within vanity unit with drawer units and cupboards. There is an airing cupboard which houses the hot water cylinder and is fitted with shelving, uPVC double glazed privacy glass window to side, part tiled walls, coving to the ceiling, wall lighting, shaving point, extractor and a radiator.

### **Garage**

16'10" x 12'1"

Single garage with electric roller door, window to side, power point, lighting and consumer unit. There is rear access via a personnel door.

### **Outside**

The property is fronted with a spacious block paved driveway which provides ample off road parking for multiple vehicles and leads up to the garage and front door. There is a front garden which is laid to lawn with a range of bushes and plants with further hedging down the side of the drive. Steps lead up to the front door.

The large rear garden is mainly laid to lawn with a block paved patio area and pathway leading around the property with gated access down either side. The attractive garden features a range of plants, shrubs, trees and bushes and creates a peaceful and inviting space, perfect for alfresco dining and relaxing in the summer months. There is also a built in potting shed/ store.

### **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](mailto:admin.louth@tes-property.co.uk)

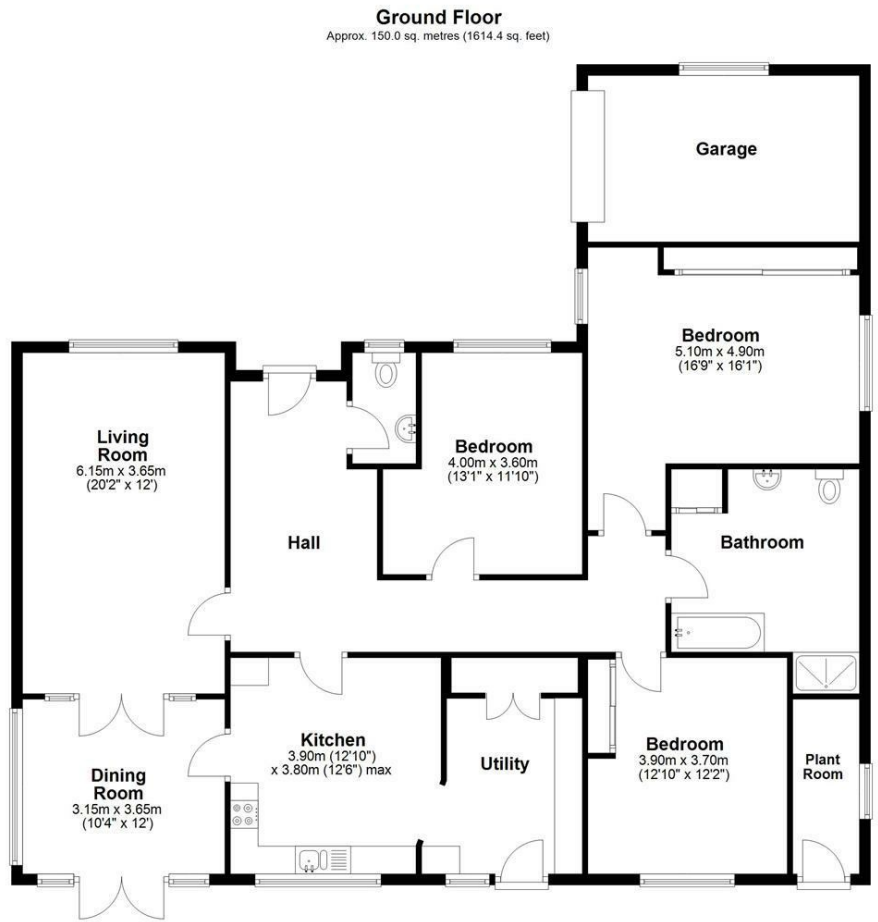
### **Opening Hours**

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

Saturday 9:00am to 1:00pm







Total area: approx. 150.0 sq. metres (1614.4 sq. feet)  
 Robin Mapleston (info@epctorproperty.net) / Plan is for illustration and marketing purposes only  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY  
 01507 601633 / survey@tes-property.co.uk

