



**27 Amanda Drive, Louth, LN11 0AZ**

**Asking Price £260,000**

TES Property bring to the market this spacious semi detached property located in the market town of Louth, just a short drive to shops and amenities. This delightful property offers a modern kitchen diner with sun room off, living room, ground floor double bedroom and shower room. To the first floor you will find a further three bedrooms with an en-suite shower room to bedroom 1 and an additional bathroom.

Externally the property benefits from a good size secure rear garden with summer house and hob tub area, along with off road parking to the front for multiple vehicles.

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

Enter the property via a uPVC front door into the entrance lobby where there are doors into the living room and kitchen and stairs to the first floor.

### Living Room 11'10" x 15'7" (3.621m x 4.751m)



The focal point of the room is the media wall with built in log effect fire with heater, there is a uPVC double glazed window to the front, coving to the ceiling and a radiator.

### Kitchen Diner 9'9" x 17'5" (2.984m x 5.317m)



The kitchen is fitted with a range of wall, base and drawer units in gloss grey with contrasting worktop over incorporating a one and a half bowl sink with drainer and mixer tap, there is an integrated oven with 4 ring hob and extractor, space for fridge freezer and dishwasher, spotlights and coving to the ceiling, wood effect flooring and uPVC double glazed window to the rear. Archways lead into utility and sun room.

### Sun Room 11'0" x 9'8" (3.363m x 2.961m)



Bright and airy room with uPVC double glazed window to the rear with French doors out to the garden, a storage cupboard houses the gas central heating boiler, there is coving to the ceiling, continuation of wood effect flooring, a radiator and wall lighting.

**Utility Space 3'1" x 5'4" (0.955m x 1.647m)**



Accessed via the kitchen, with space and plumbing for washing machine and worktop space over, tiled splashback, uPVC double glazed window to the rear and opening into inner hallway.

**Inner Hall**

Doors into ground floor shower room and bedroom and a radiator.

**Ground Floor Shower Room 8'7" (max) x 5'5" (max) (2.631m (max) x 1.672m (max))**



Fitted with a three piece suite consisting of a shower cubicle, W.C. and wash hand basin with waterfall tap, tiled walls, spotlights to the ceiling, radiator and built in shelving.

**Ground Floor Bedroom 8'11" x 10'7" (2.733m x 3.247m)**



Double bedroom with uPVC double glazed window to the front, a radiator, built in wardrobe with sliding doors and cupboard housing consumer unit,

**Landing**

With uPVC double glazed window to the front, loft access hatch and doors into all first floor bedrooms and the bathroom.

**Main Bedroom 9'9" x 15'7" (2.980m x 4.764m)**



Double bedroom with uPVC double glazed window to the front, built in wardrobes with mirror fronted sliding doors, spotlights and coving to the ceiling, a radiator and door into en-suite.

**En Suite 6'4" x 5'9" (1.951m x 1.762m)**



Fitted with a three piece suite consisting of a shower cubicle with bi folding door, W.C. and wash hand basin in vanity unit with cupboards. There is a uPVC double glazed privacy glass window to the side, spotlights to the ceiling, extractor and tiled walls.

**Bedroom 11'9" x 9'11" (3.589m x 3.040m)**



Double bedroom with uPVC double glazed window to the side and rear, built in wardrobes with mirror fronted sliding doors, T.V aerial point and a radiator.

**Bedroom 9'6" x 6'7" (2.907m x 2.015m)**



Single bedroom with uPVC double glazed window to the rear, built in storage cupboard and a radiator.

**Bathroom 7'10" x 5'6" (2.395m x 1.699m)**



Fitted with a three piece suite consisting of a panelled bath with mixer tap, wash hand basin and W.C. There is a heated towel rail, airing cupboard with hot water cylinder and shelving, tiled walls, uPVC double glazed privacy glass window to the front, spotlights and coving to the ceiling.

## Outside



The property is fronted with a part concrete part gravelled driveway which provides off road parking for multiple vehicles, there is a fence to the front and a small area laid to lawn. A pathway leads down the side of the property to the front door.

The rear garden is fully enclosed with fencing to the boundary and a secure gateway down the side of the property. The garden is mainly laid to lawn with a patio area and pathway leading down to the bottom of the garden where there is a summer house and hot tub area. There are a range of plants, trees and shrubs throughout the garden in planters and borders.

## 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

March 2026

## Council Tax

East Lindsey District Council Tax Band B.

## 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)

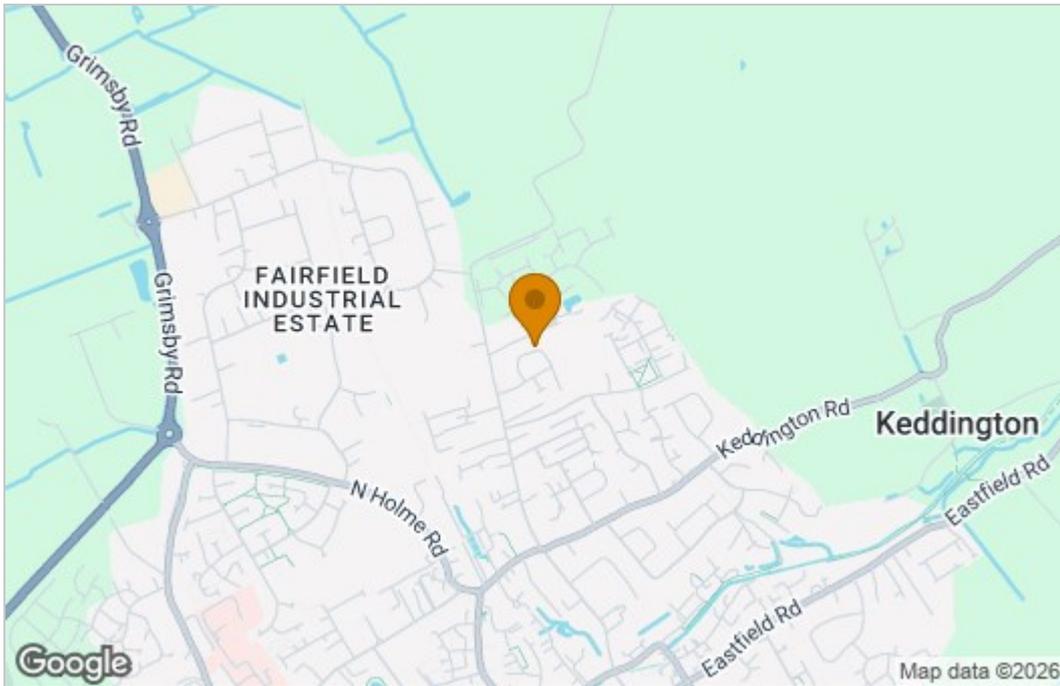
## Opening Hours

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

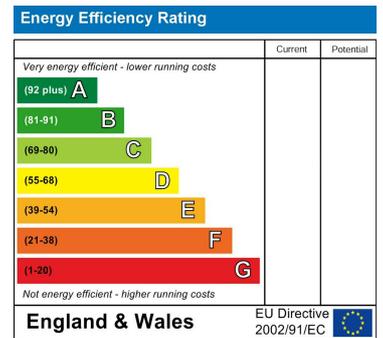
Saturday 9:00am to 1:00pm

# 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.