



38 Hawthorne Avenue, Louth, LN11 0LD
£265,000

Nestled in the charming town of Louth, Hawthorne Avenue presents a delightful opportunity to acquire a spacious terraced house that is perfect for family living. This well-appointed property boasts two generous reception rooms, providing ample space for relaxation, entertaining guests, or enjoying family time.

The house features four comfortable bedrooms, ensuring that there is plenty of room for everyone. The property is designed to cater to the needs of modern family life while retaining a warm and inviting atmosphere.

Situated in a desirable location, this home benefits from the amenities that Louth has to offer. The town is known for its rich history, picturesque streets, and a strong sense of community. Residents can enjoy local shops, schools, and parks, all within easy reach.

With its spacious interiors and excellent location, it presents an fantastic opportunity for those seeking a family home in a vibrant and welcoming town. Do not miss the chance to make this lovely house your new 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.

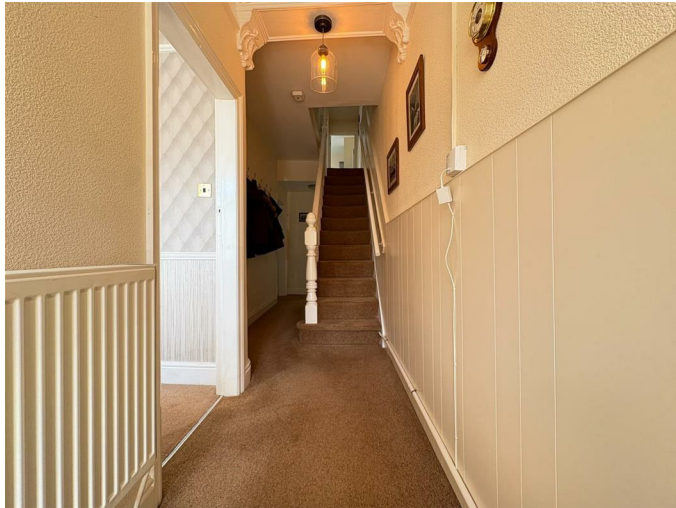
It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /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.

Accommodation

Porch 3'6" x 2'11" (1.08m x 0.89m)

A welcoming entrance porch with uPVC glazed panel door to front and to hallway.

Entrance Hall



Leading from the porch this entrance hallway provides a link to all accommodation to the ground floor and provides the staircase to first floor, radiator, understair storage cupboard.

Living Room 15'5" max. x 11'7" (4.72m max. x 3.556m)



A good sized living room with radiator, multi-fuel burner with slate tile base and cast iron surround, a large uPVC bay window to the front of the property with bespoke blinds, a TV point, dado rail, coving to ceiling.

Dining Room 12'4" x 9'9" (3.77m x 2.99m)



A well positioned room between the living room and the kitchen and ideal for hosting guests is this dining room which benefits from a fireplace with solid marble hearth and backing and wooden mantle, uPVC double glazed window to rear, radiator, TV point, coving to ceiling.

Breakfast Kitchen 9'5" max. x 15'1" (2.89m max. x 4.61m)



A modern Breakfast kitchen with radiator, range of wall, base and drawer units with contrasting worktop, space for gas oven, grill and 4 ring hob, stainless steel extractor over, 1.5 bowl sink and drainer with mixer tap, radiator, part tiled walls, coving to ceiling, TV point, cupboard housing Baxi boiler, uPVC double glazed window to side.

Utility Room 9'3" x 10'7" (2.84m x 3.23m)



A useful addition is this utility room with worktop with space for washing machine, tumble dryer and fridge or freezer, wall units, part tiled walls, tiled flooring, large Belfast sink, uPVC double glazed window to rear and side with uPVC double glazed door to conservatory, roof access hatch.

Toilet 4'2" x 2'10" (1.28m x 0.87m)

with Radiator, wc, wash hand basin, uPVC double glazed window to side, extractor, fully tiled.

Conservatory 6'11" x 9'10" (2.13m x 3.01m)



Off the utility is the conservatory with uPVC double glazed doors to front and rear, tiled floor.

First Floor Landing

Loft access hatch, tall radiator.

Bedroom 1 12'8" x 11'3" (3.88m x 3.44m)



A generous double room with decorative fireplace (boarded up), radiator, uPVC double glazed window to front, coving to ceiling.

Bedroom 4 5'10" x 9'1" (1.79m x 2.77m)



The smallest of the bedrooms currently utilised as a home office/study with a radiator, uPVC double glazed window to front, coving to ceiling.

Bedroom 2 11'7" x 12'7" (3.55m x 3.84m)



A double bedroom with uPVC double glazed window to rear, coving to ceiling, decorative fireplace (boarded up).

Bathroom 6'9" x 5'10" (2.06m x 1.79m)



Fully tiled with radiator, w/c, wash hand basin, uPVC double glazed window to side, bath with shower and glass screen, uPVC double glazed window to side, extractor.

Bedroom 3 9'4" x 8'8" (2.87m x 2.65m)



To the rear of the property is the third double bedroom with uPVC double glazed window to side, tall radiator.

Outside

Front

Gated access to pathway leads to the gravelled garden with shrubs enclosed by the front wall. To the side is a shared side access gate with the neighbouring property.

Rear Garden



Rear courtyard off conservatory with mature trees and shrubs leads to a further large rear garden benefitting from a feature fish pond with pump system, further gravelled garden with mature trees and shrubs which leads down to a well maintained and landscaped wood-chipped gardens with raised decking area with pergola. An ideal space to relax and unwind.

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.

Council Tax Band

East Lindsey Council Tax Band A.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Opening Hours

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

Saturday 9:00am to 1:00pm

Viewings

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

Brochure Prepared

May 2026

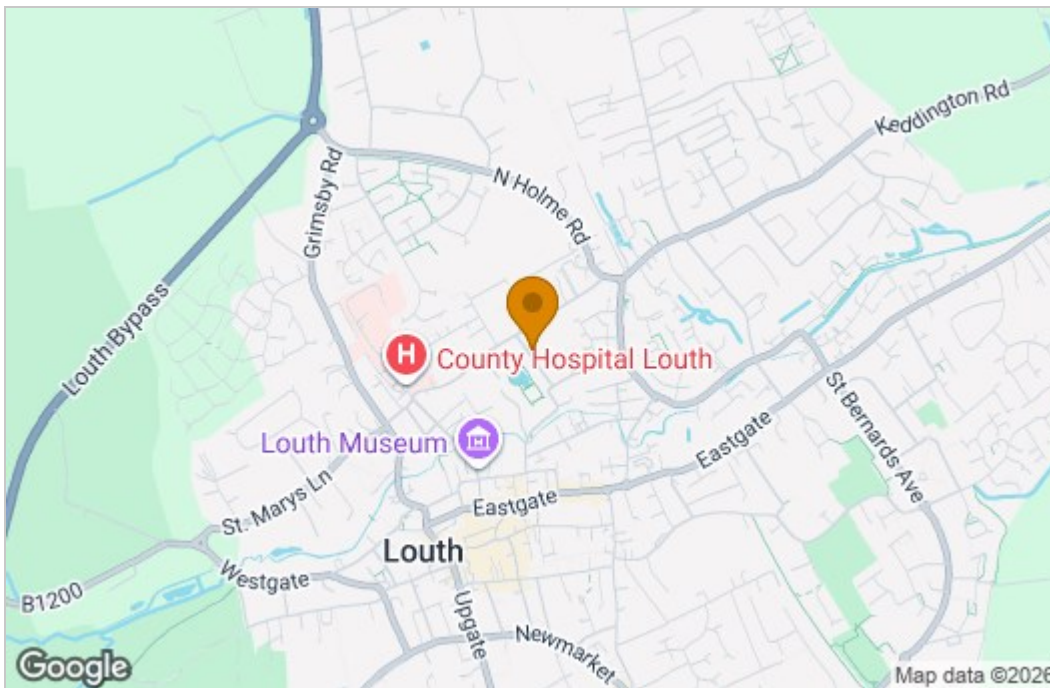
Floor Plan



Total area: approx. 122.6 sq. metres (1319.5 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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			
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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY

Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk