TES PROPERTY









16 St. James View, Louth, LN11 9XY

£465,000

** NO ONWARD CHAIN**

Located in the highly sought-after area of St. James View in Louth, this impressive detached house offers huge potential. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The two well-appointed reception rooms provide versatile areas ensuring that there is room for everyone to enjoy.

A notable feature of this home is the double garage, providing secure parking and additional storage space. Furthermore, the house boasts two bathrooms, which includes one Ensuite. The property is conveniently situated close to the town centre, offering easy access to local shops, schools, and amenities..

This detached house in St. James View presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of spacious living. Early 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.

Accommodation

Entrance Hallway



A vast and welcoming entrance hallway with split levels understair storage cupboard and doors to each room.

Sitting Room 10'8" x 12'4" (3.27m x 3.76m)



A cosy sitting room with a radiator, uPVC double glazed window to front, picture rail.

Ground Floor W.C 2'10" x 10'10" (0.87m x 3.32m)



Located off the main hallway with radiator, w/c, wash hand basin, extractor, uPVC double glazed window to front.

Breakfast Kitchen 12'3" x 11'8" (3.746m x 3.56m)



A well appointed kitchen with radiator, uPVC double glazed window to side, range of wooden wall, base and drawer units with integrated fridge and freezer, 4 ring hob with pull out extractor over, AEG electric oven, 1.5 bowl stainless steel sink and drainer with mixer tap, space for dishwasher, worktop extends to breakfast bar, decorative tile splashbacks.

Utility 8'8" x 6'9" (2.66m x 2.08m)



Located directly from the kitchen is the utility area which provides uPVC double glazed window to side, range of base units, stainless steel sink and drainer, tiled splashback, space for washing machine, wall mounted Potterton boiler, extractor, roof access hatch.

Reception Room/Living Room/Dining Room 15'8" x 15'7" (4.78m x 4.76m)



A room suitable for a number of uses and an excellent space for hosting or using as the main living space. This room provides uPVC double glazed window to side and front, gas fireplace with tile hearth and decorative wooden mantle, radiator, picture rail, uPVC double glazed patio doors to conservatory.

Conservatory 11'1" x 9'2" (3.39m x 2.80m)



An excellent space for relaxing and taking in the views available via predominantly uPVC double glazed windows with lower brick wall, radiator, decorative colour and lead rose in windows, UPVC double glazed patio doors to rear garden.

First Floor Landing

Radiator, loft access hatch, airing cupboard with hot water cylinder.

Main Bedroom 10'8" x 12'4" (3.26m x 3.76m)



Steps down to Double Bedroom, uPVC double glazed window to front.

Bedroom 2 11'8" x 11'10" (3.56m x 3.61m)
Radiator, uPVC double glazed window to side.

Ensuite 11'8" x 3'4" (3.56m x 1.04m)



a convenient shower room with w/c, wash hand basin, shower cubicle, extractor, shaver pint, uPVC double glazed window to side, tiled walls in shower, radiator.

Main Bathroom 7'1" x 5'10" (2.17m x 1.78m)



Located centrally on the landing with w/c, wash hand basin, wood panelled bath, radiator, uPVC double glazed window to rear, extractor, shaver point.

Bedroom 3 8'5" x 12'0" (2.58m x 3.67m)
A good sized double room with a radiator, uPVC double glazed window to side, deep storage cupboard.

Bedroom 4 6'9" x 12'0" (2.08m x 3.67m)
with uPVC double glazed window to front, radiator.

Outside

Double Garage 16'2" x 16'3" (4.94m x 4.96m)
With electric roller door, consumer unit, uPVC double glazed window to rear, personnel door to rear patio

Rear Garden
A well maintained and landscaped garden area benefiting from an outside tap, concrete patio area, good sized garden with well established trees, shrubs and hedging, gravelled walkway, raised beds and concrete pathway leads around the property.

Front Garden
Well maintained with gravel and shrubs, trees and plants, brick driveway with parking for 2 vehicles in front of garage, raised beds, brick stepped pathway leads to 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.

Council Tax Band
East Lindsey Council Tax Band F.

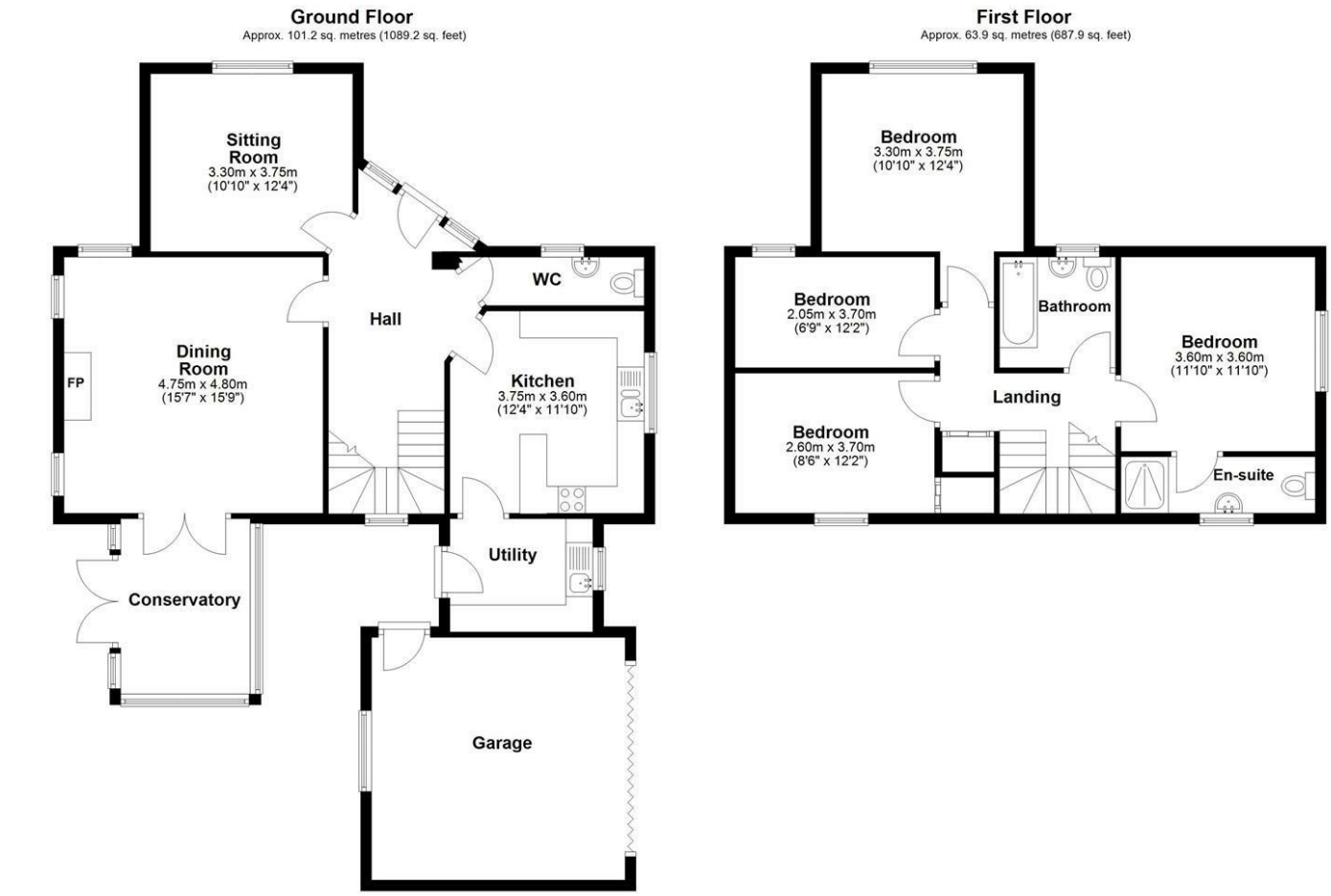
Tenure
The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared
May 2026.

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

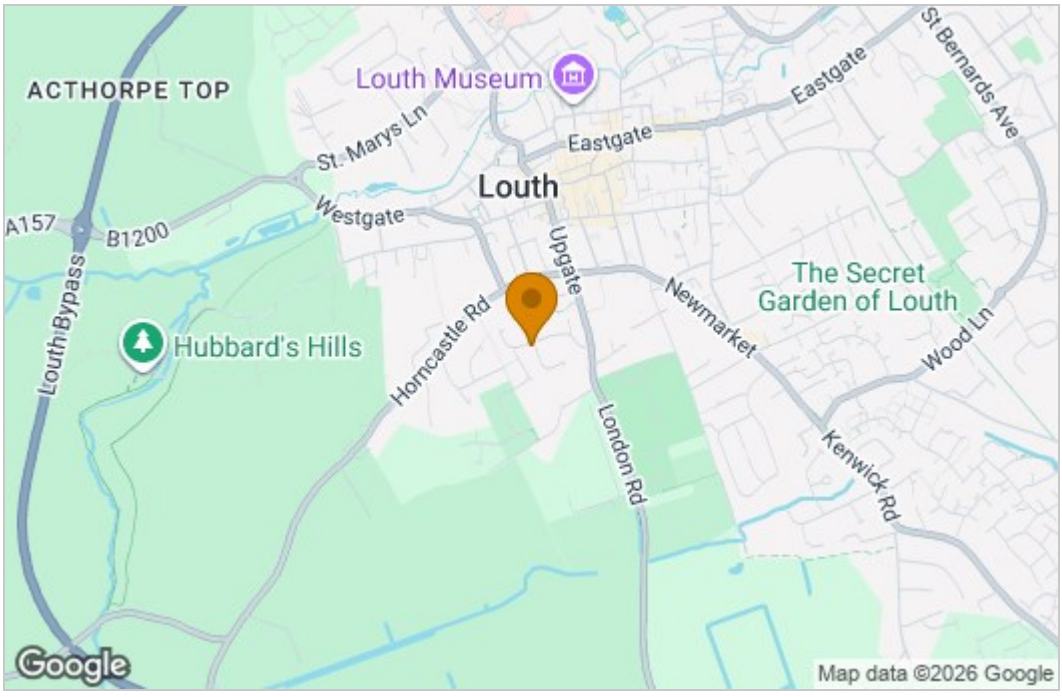
Floor Plan



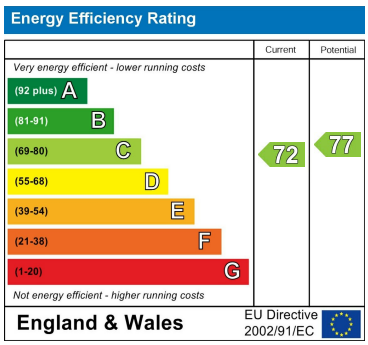
Total area: approx. 165.1 sq. metres (1777.1 sq. feet)

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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