



2 Field Drive, Louth, LN11 8GR

Asking Price £225,000

****NO ONWARD CHAIN****

TES Property is delighted to bring to the market this modern property located on Field Drive, Louth. This modern property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a main bedroom with an ensuite bathroom, this home is ideal for families or those seeking extra space.

The property boasts inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the private driveway, ensuring that parking is never a concern.

This property is a wonderful opportunity for anyone looking to settle in a vibrant area of Louth, combining modern living with the comforts of home. Don't miss the chance to make this delightful house your own.

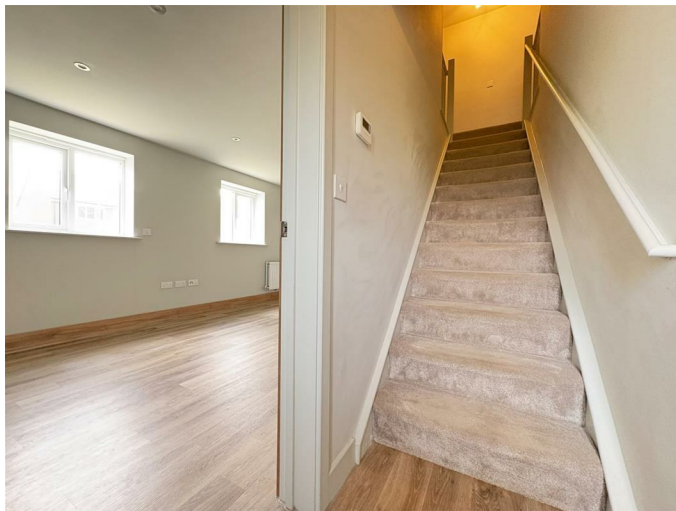
Location - Louth

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 Hall



A welcoming entrance with staircase to first floor, doors to ground floor accommodation

Toilet 5'4" x 3'3" (1.64m x 1.00m)



with W/c, wash hand basin, radiator.

Kitchen/Diner 8'9" x 18'2" (2.67m x 5.55m)



An excellent space for hosting consisting of Radiator, uPVC double glazed patio doors to garden, range of modern wall, base and drawer units, Indesit gas hob with integrated oven and pull out extractor, stainless steel sink and drainer, uPVC double glazed window to side, cupboard housing Ideal Logic combination boiler, space for under counter fridge freezer.

Utility Room 7'6" x 6'5" (2.29m x 1.98m)



With base units with worktop, radiator, stainless steel sink and drainer, space for washing machine and tumble dryer, uPVC double glazed door to rear, consumer unit.

Living Room 18'2" x 10'2" (5.56m x 3.10m)



A light and airy living space with radiator, uPVC double glazed window to side and front, TV point.

First Floor Landing

with radiator, and rooms to all bedrooms and bathroom.

Bedroom 1 10'11" x 10'4" (3.34m x 3.17m)



A good sized main bedroom with radiator, uPVC double glazed window to front, TV point.

Ensuite 5'1" x 6'0" (1.56m x 1.83m)



located off the main bedroom with wc, wash hand basin, shower cubicle, radiator, uPVC double glazed window to front.

Bathroom 6'11" x 6'9" (2.13m x 2.07m)



The main bathroom provides uPVC double glazed window to side, radiator, panelled bath with shower attachment off main tap, w/c, wash hand basin, tile splashbacks.

Bedroom 2 10'3" min, 12'5" max. x 8'11" (3.13m min, 3.80m max. x 2.73m)



A double room with uPVC double glazed window to fitted sliding door wardrobe, loft access hatch, radiator.

Bedroom 3 9'0" x 8'11" (2.75m x 2.73m)



An ample third bedroom with radiator, uPVC double glazed window to side.

Outside

Front Garden



Front driveway for a number of vehicles.
Side garden with laid to lawn area and shrub borders.

Rear Garden



A lovely private garden area with paved pathway, a mainly laid to lawn garden with shrub and plant border, outside tap, gate to front.

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 D.

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

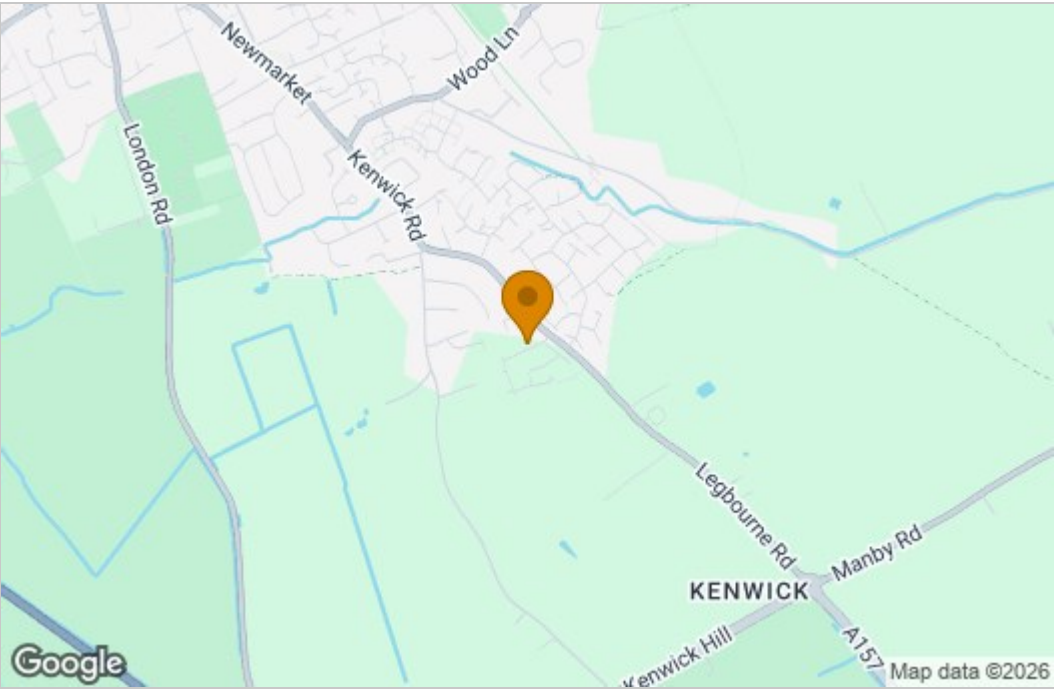
Saturday 9:00am to 1:00pm

Viewings

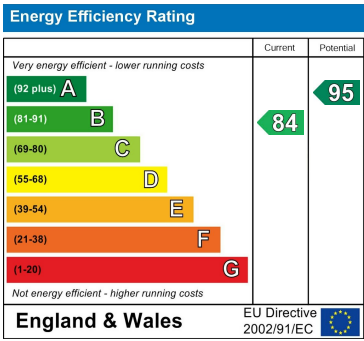
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Floor Plan

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.