TES PROPERTY

22 Amanda Drive, Louth, LN11 0AZ

Guide Price £225,000

TES Property bring to the market this well presented 3/4 bedroom family home on Amanda Drive in Louth. Offering ground floor accommodation of Lounge, Sitting Room/4th bedroom, Breakfast Kitchen and a downstairs shower room. First floor accommodation provides 3 double bedrooms and a family bathroom.

The rear garden is very well presented and private and the front driveway provides ample space for a number of vehicles to park.

Viewing is advised to appreciate all it has 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.

Accommodation

Side entrance door to:-

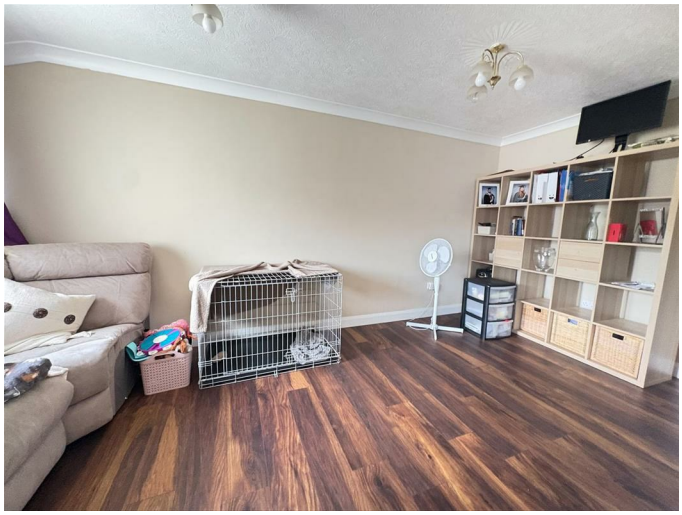
Entrance Hall

Staircase to first floor landing, thermostat control for central heating.

Lounge 15'6" x 11'10" (4.74m x 3.62m)

A spacious lounge area with electric fire set in feature timber surround with stone hearth, radiator, uPVC bow window to front, TV point, double opening doors leading through to:-

Sitting Room/Bedroom 4 17'1" x 8'5" (5.21m x 2.58m)

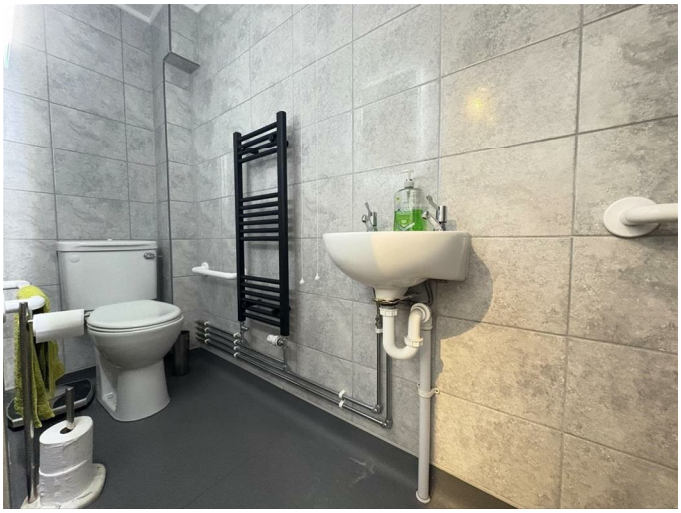


Located directly off the lounge, with a radiator, electric consumer unit, door to understair storage into the kitchen, uPVC double glazed window to front.

Breakfast Kitchen 17'8" x 9'11" (5.39m x 3.04m)

Fitted with a range of wall and base units with contrasting worktops, 1.5 bowl stainless steel sink unit and drainer with mixer taps, plumbing for washing machine, integrated electric oven and hob with extractor over, radiator, sliding patio doors leading out to the rear patio and garden, gas central heating boiler, understair cupboard and door to:-

Shower Room 2'10" x 10'3" (0.87m x 3.13m)



An excellent addition to the property is this modern wet room with shower area with AKW electric shower, w/c and wash hand basin, fully tiled walls, heated towel rail, spot lighting, illuminated mirror.

Landing

With access to loft area, uPVC double glazed window to front.

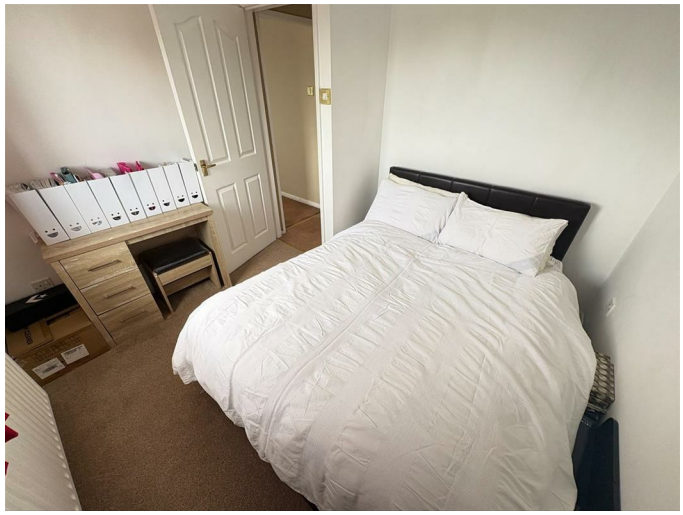
Bedroom 1 11'10" x 15'5" (3.63m x 4.71m)

An large main bedroom with a radiator, fitted wardrobe and cupboard, uPVC double glazed windows to front and side.

Bedroom 2 12'0" x 9'11" (3.66m x 3.04m)

The second bedroom comprises a radiator, fitted wardrobe and cupboard, uPVC double glazed widow to rear and side.

Bedroom 3 9'3" x 9'0" (2.84m x 2.76m)



The third bedroom offers a radiator, uPVC double glazed window to rear.

Bathroom

With three piece white suite consisting of panelled bath with shower and glass screen, wash hand basin and w/c, fully tiled walls, airing cupboard housing hot water cylinder, heated towel rail, uPVC double glazed window to front.

Outside

Front Garden

To the front of the property is a gravelled garden and driveway providing private off road parking for numerous vehicles

Rear Garden

To the side is a gated access to the privately enclosed rear garden, which is also laid to lawn with large paved patio area and timber shed.

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 B.

Tenure

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

Brochure Prepared

June 2026.

Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

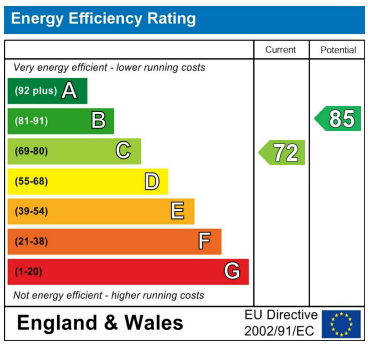
Viewings

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.

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