TES PROPERTY

30 Lavender Way, Louth, LN11 8FN

£184,950

** NO ONWARD CHAIN**

TES Property are delighted to bring to the market this deceptively spacious 2 bedroom property located on Lavender Way. This presents a delightful opportunity to acquire a modern terraced house, built in 2022.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxation. This property is the extra large 2 bedroom Jade Plus on the development which we understand are now offered as a 3 bedroom and therefore no longer available. The kitchen, lounge and bedrooms are larger than the standard 2 bedroom properties on the development making it more suitable for couples wanting additional space or small families. The contemporary design and recent construction mean that this home benefits from modern fixtures and fittings. The property is situated in a pleasant neighbourhood, with local amenities and green spaces within easy reach, enhancing the appeal of this lovely home.

Whether a first time buyer, downsizing or looking to further your investment portfolio. This could be the property you have been looking for.

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 via glass panel uPVC double glazed door to:-

Living Room 14'4" x 12'6" (4.38m x 3.82m)

with radiator, uPVC double glazed window to front, staircase to first floor, tag intruder alarm panel, consumer unit, staircase to first floor and wall mounted thermostat.

Breakfast Kitchen 12'5" x 12'6" max. (3.81m x 3.83m max.)

With a range of wall, base and drawer units with contrasting wood effect worktop, tiled flooring, 4 ring Bosch gas hob with extractor over, electric Bosch oven, 1.5 bowl quartz sink and drainer, cupboard Housing Ideal Logic combination boiler, radiator, uPVC double glazed window to rear, uPVC glazed door to rear, space for fridge freezer, washing machine.

Downstairs Toilet 5'10" x 4'11" (1.78m x 1.51m)

with w.c, , corner wash hand basin with tile splashbacks, radiator, extractor, tiled floor.

First Floor Landing

Radiator, loft access hatch, large cupboard.

Bedroom 8'9" x 16'6" (2.68m x 5.05m)

With radiator, uPVC double glazed window to rear.

Bedroom 16'6" max. x 10'8" max. (5.04m max. x 3.27m max.)

With radiator, uPVC double glazed window to front, built in wardrobe.

Bathroom 5'6" x 8'1" (1.70m x 2.48m)

A modern suite comprising panelled bath with shower over and glass screen, wash hand basin with vanity cupboard, w/c, heated towel rail, wood effect flooring, part tiled walls, shaver point, extractor.

Outside

Front Garden

A brick paved driveway and accompanying paved pathway to front and shared side passageway, shrub borders to either side of driveway.

Rear Garden

Accessed via either side gate or from the breakfast kitchen, paved patio area with laid to lawn garden, gravelled bin store, chipping and shrub/plant border to the back, fencing surround, tap.

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.

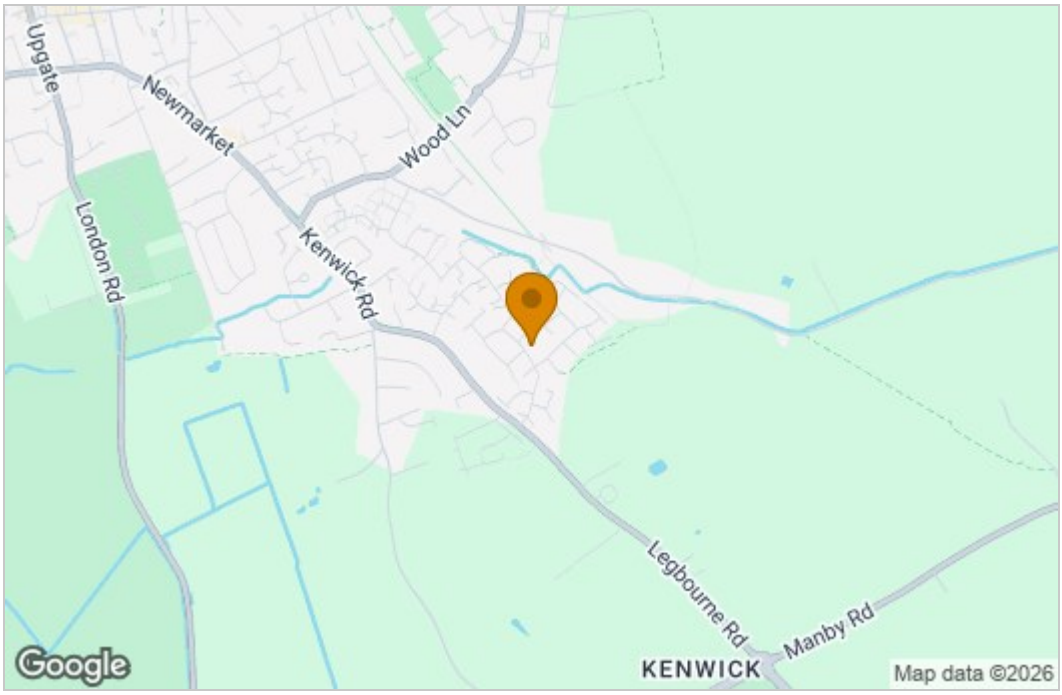
Brochure Prepared
June 2026.

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

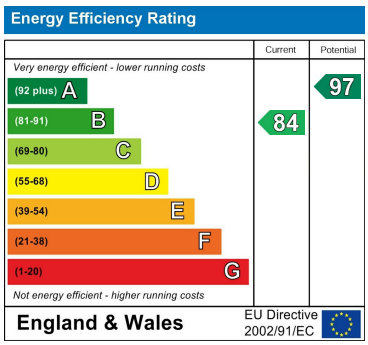
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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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