



6 Adrian Close, Louth, LN11 9EP

Asking Price £235,000

TES Property are delighted to bring this exceptional property to the market on Adrian Close in Louth. The property has been uprarded by the current owners to a high finish and should be viewed early to be appreciated.

Offering a spacious kitchen diner, conservatory and living room to the ground floor it provides everything a family needs. The first floor furthers its appeal with 3 bedrooms and a family bathroom.

Outside the property allows space for all the family to enjoy. The large lawned area is complimented by two patio areas, with the driveway to the front allowing off road parking.

This property is an ideal family home and is located within a short walking distance of all amenities including convenience store, doctors surgery, chemist and fish and chip shop.

Book your viewing now to avoid disappointment!

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

uPVC double glazed door to front with side panels, storage cupboard with consumer unit and shelving, staircase to first floor.

Kitchen/Diner 8'11" x 16'7" (2.74m x 5.06m)



A modern kitchen with range of high gloss wall, base and drawer units with under lighting, contrasting worktop, grey tiled splashbacks, oven with 4 ring hob and extractor over, integrated fridge freezer, space for washing machine and dishwasher, stainless steel sink and drainer, uPVC double glazed window to conservatory, radiator, breakfast bar area, understair cupboard, uPVC double glazed doors to:-

Conservatory 11'10" x 14'1" (3.61m x 4.31m)



An excellent addition to the home is this conservatory with uPVC double glazed windows and door out to patio area, ceiling fan with light, radiator.

Living Room 16'6" x 12'7" (5.05m x 3.86m)



With a radiator, uPVC double glazed window to front, feature electric fireplace inset in entertainment wall, feature panelling to walls either side of feature fireplace.

First Floor Landing

Doors to all rooms, glass panel balustrade.

Main Bedroom 10'5" x 12'8" (3.20m x 3.87m)



A good sized double with ample space for storage, with a radiator, uPVC double glazed window to front.

Bedroom 2 8'8" x 12'4" (2.65m x 3.77m)



with a radiator, uPVC double glazed window to rear, loft access hatch. Loft is part boarded and contains boiler.

Bedroom 3 9'6" x 5'9" (2.92m x 1.76m)



with a radiator, uPVC double glazed window to front.

Bathroom 6'3" x 7'5" (1.92m x 2.28m)



A modern bathroom with wc, wash hand basin with vanity unit, bath with central mixer tap, shower off main system with rainfall shower head plus standard attachment, glass screen, extractor, heated towel rail, uPVC double glazed window to rear.

Outside

Front Garden



A gravelled garden with a brick paved driveway, timber gate to at the end of the driveway leading to rear garden.

Rear Garden



A generous rear garden provides a mainly laid to lawn garden with extended patio area off the conservatory, a further rear patio area at the far end of the garden with pathways to both sides of lawn, an outside tap, power sockets and lighting are all available.

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

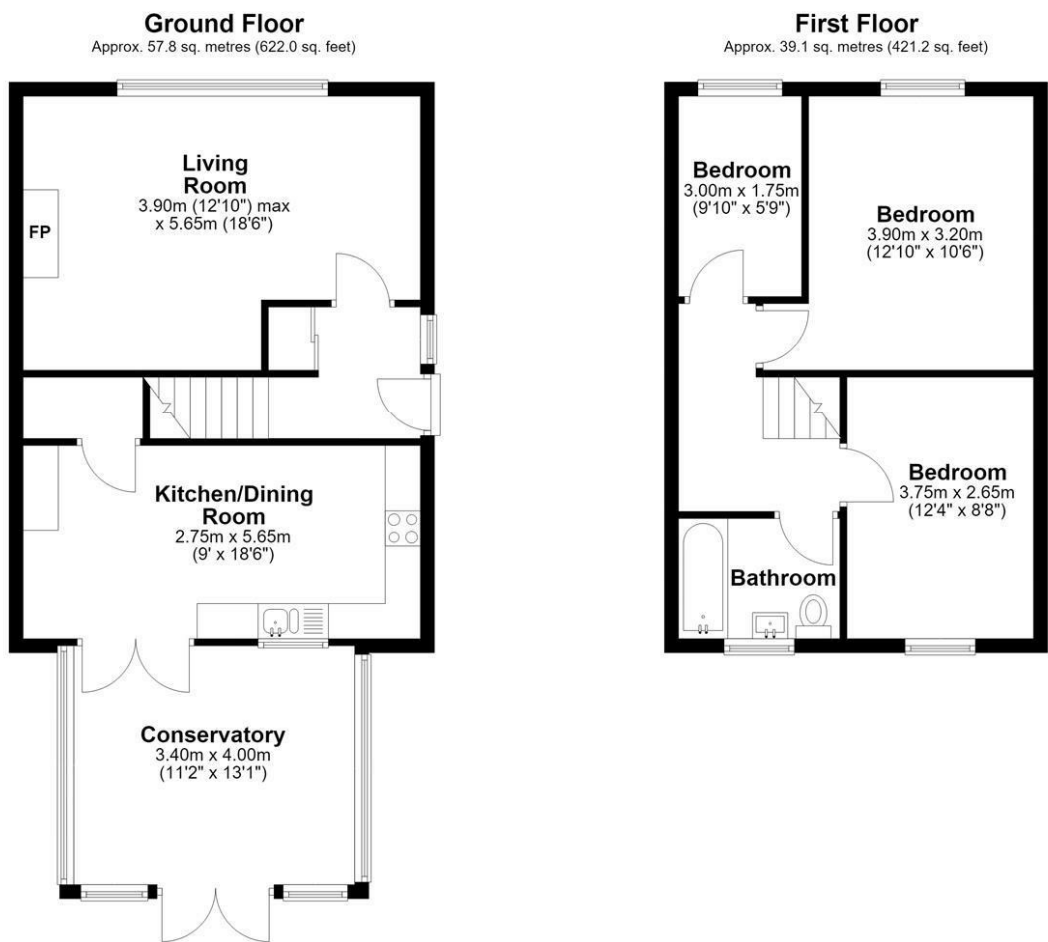
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Viewings

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

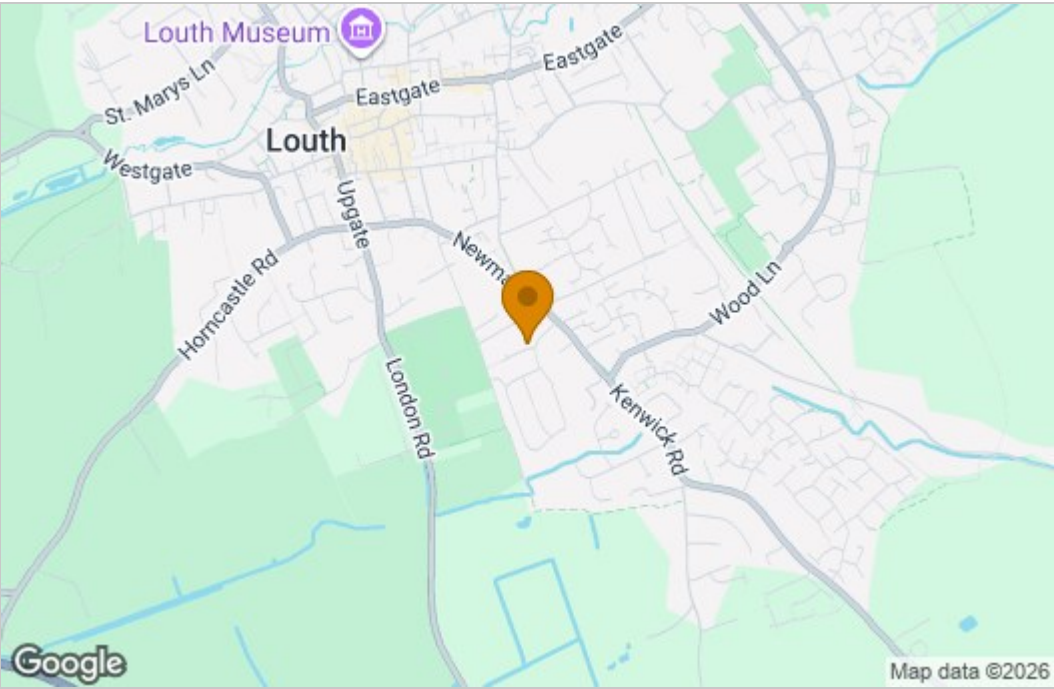
Floor Plan



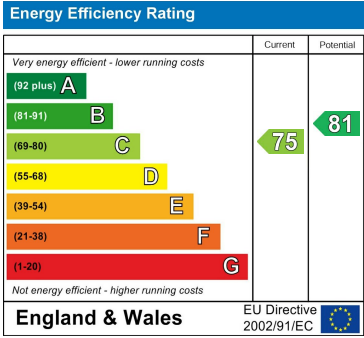
Total area: approx. 96.9 sq. metres (1043.2 sq. feet)

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.