TES PROPERTY









8 Robinson Lane, Louth, LN11 9FB

Asking Price £260,000

NO ONWARD CHAIN

TES Property bring to the market this delightful detached bungalow located in a popular area of town within walking distance to the town centre. The property enjoys three bedrooms, one sizeable double with fitted storage, a kitchen, living room and bathroom. Externally benefitting from off road parking a single garage with front garden, along with a beautiful private rear garden with a range of attractive plants and trees throughout.

Viewing is highly advised to truly appreciate this lovely property.

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 Porch 5'1" x 3'8" (1.55m x 1.12m)

Enter the property via a timber glazed panel door with glazed side window into the porch. A door leads into the hallway.

Hallway

Welcoming hallway with radiator, loft access hatch and airing cupboard housing the hot water cylinder.

Living Room 15'3" x 12'1" (4.65m x 3.70m)



Bright and airy living room with dual aspect uPVC double glazed windows to the front and side with bay window to front, there is a feature electric fireplace with marble effect hearth and mantle, two radiators and coving to the ceiling.

Kitchen 8'5" x 12'7" (2.58m x 3.85m)

The kitchen is fitted with range of shaker style wall, base and drawer units with worktop over incorporating a stainless steel sink unit with drainer, , space for a washing machine and a wall mounted Alpha boiler. The splashbacks are tiled with a uPVC double glazed window to the front, glazed door to the side, consumer unit, extractor and a radiator.

Bedroom 1 12'11" x 9'8" (3.95m x 2.96m)



Double bedroom benefitting from fitted units, shelving and drawers, uPVC double glazed window to the rear and a radiator.

Bedroom 2 9'3" x 10'5" (2.84m x 3.19m)



With a radiator, coving to the ceiling and uPVC double glazed sliding doors to the rear garden.

Bedroom 3 10'8" x 6'8" (3.26m x 2.05m)



With uPVC double glazed window to the rear and a radiator.

Bathroom 5'6" x 8'1" (1.69m x 2.47m)



Fitted with a three piece suite consisting of a w/c, wash hand basin and panelled bath with shower over. There is a uPVC double glazed window to the side, part tiled walls, shaver point, radiator, mirrored wall cabinet, glass shower screen and extractor.

Outside

Single Garage 9'1" x 18'5" (2.79m x 5.63m)
Up and over door to the front with personnel door to the rear and electricity supply.

Front Garden
The property is fronted with a gravel driveway providing off road parking and leads to single garage. There is a garden area which is laid to lawn with low level hedging and concrete pathway leading to the front door.

Rear Garden



Attractive rear garden which is mainly laid to lawn with multiple patio areas, a range of mature shrubs, trees and hedge borders, and low level brick wall and raised beds. A gravel path leads down the side of the property to side gateway and to the front garden.

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 C.

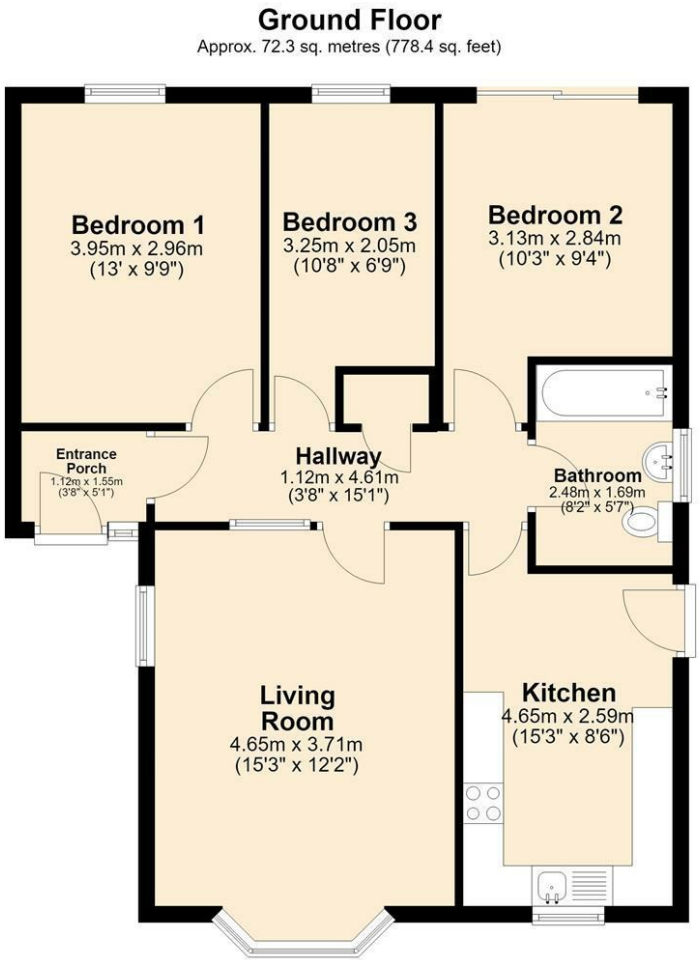
Tenure
The property is believed to be freehold and we await solicitors confirmation.

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

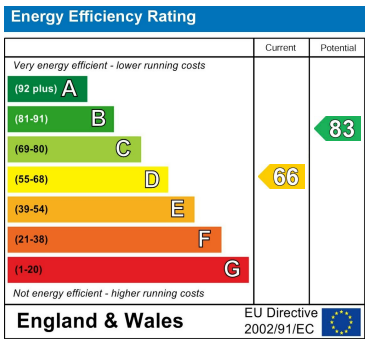


Total area: approx. 72.3 sq. metres (778.4 sq. feet)

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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