



8 Quarryside, Louth, LN11 9JE
Asking Price £199,950

TES Property bring to the market this attractive detached house located down a quiet street close to the centre of town, conveniently located with easy access to shops and amenities. This delightful property is well presented throughout and consists of three bedrooms, a kitchen diner, lounge, utility, a shower room and bathroom. Externally benefitting from low maintenance peaceful gardens with off road parking to the rear.

Viewing is a must to truly appreciate all that is 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

Enter the property into the front porch via a uPVC double glazed door with window to the side. A door leads into the lounge.

Lounge 13'11 x 11'05 (4.24m x 3.48m)



Bright and airy room with dual aspect uPVC double glazed windows to the front and side. The focal point of the room is the gas fireplace with mantle and surround. There is a useful understair storage cupboard, coving to the ceiling and door leading into the inner hall.

Inner Hall

Staircase to the first floor and door into kitchen.

Kitchen/Diner 13'11 x 9'08 (4.24m x 2.95m)



The kitchen is fitted with a range of grey wall, base and drawer units with worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap, there is a range of integrated appliances including a microwave, oven and hob with extractor over. There is ample space for a dining table with patio doors leading out to the rear garden, uPVC double glazed window to the side, coving to the ceiling, radiator and door into utility room.

Utility Room 7'10 x 6'07 (2.39m x 2.01m)



With worktop space incorporating a one bowl stainless steel sink unit with drainer and mixer tap, undercounter space for washing machine and larder fridge, wall mounted boiler, corner storage unit matching to the kitchen. Doors lead into a ground floor shower room and out to the rear garden.

Shower Room 7'10 x 2'09 (2.39m x 0.84m)



Fitted with a three piece suite consisting of a shower cubicle with folding door, w.c and wash hand basin with mirror fronted cupboard below. The walls and floor are fully tiled with a uPVC double glazed privacy glass window to the rear and a heated towel rail.

First Floor Landing

With access to all first floor rooms and storage cupboard.

Bedroom 1 11'02 x 9'09 (3.40m x 2.97m)



With built in wardrobe over stairs, a radiator and Juliet balcony to the rear.

Bedroom 2 11'07 x 7'07 (3.53m x 2.31m)



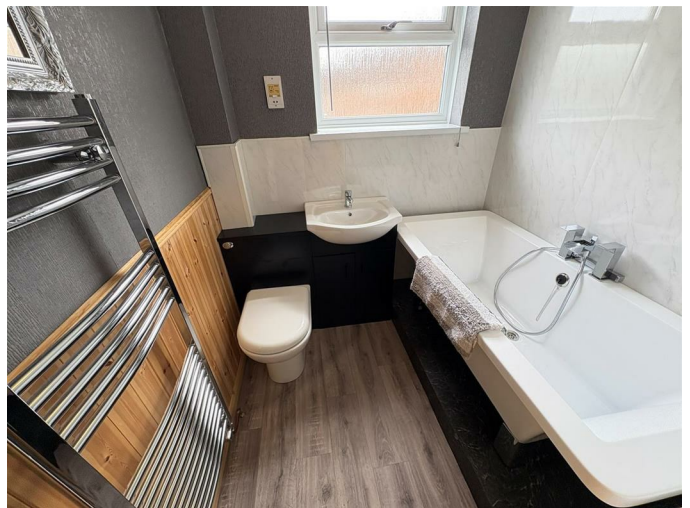
Fitted double wardrobe, a radiator and uPVC double glazed window to the front.

Bedroom 3 9'09 x 7'10 (2.97m x 2.39m)



Built in double wardrobe, radiator and dual aspect uPVC double glazed windows to the side and rear.

Bathroom 8'06 x 6'01 (2.59m x 1.85m)



Modern bathroom fitted with a three piece suite

consisting of a bath with mixer taps and shower attachment, a w.c and wash hand basin with mixer taps. There is wooden panelling and splashbacks, a heated towel rail and uPVC double glazed privacy glass window to the front.

Outside



The property is situated on a corner plot with front, side and rear garden space. The gardens are low maintenance with block paving throughout with a range of fencing and brick wall to secure the space. There are a range of mature shrubs and plants throughout the space, along with a timber shed and planters. A set of double opening gates to the rear provide access to off road parking if required.

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

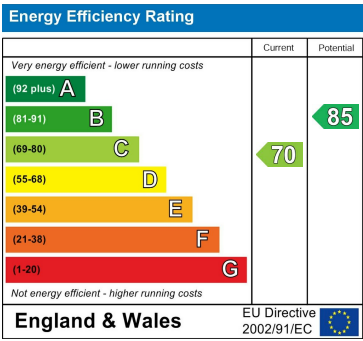
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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.