



**21 Harrier Road, Louth, LN11 0ZL**  
**Asking Price £299,999**

Nestled on the charming Harrier Road in Louth, is this stunning detached 4 Bedroom house. Built in 2019, this new build property boasts a generous well-designed space, making it an ideal home for families.

Located in the picturesque town of Louth, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach.

This detached house on Harrier Road is a fantastic opportunity for those looking for a modern, spacious home in a lovely area. With its four bedrooms and inviting reception room, it is sure to appeal to a variety of buyers. Do not miss the chance to make this beautiful property your own.

### 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 Hallway 9'10 x 6'5 (3.00m x 1.96m)

Entrance via uPVC double glazed door into hallway with door to WC, staircase to first floor, understair storage and radiator

#### Downstairs Toilet 5' x 2'11 (1.52m x 0.89m)



With wash hand basin, wc, radiator, consumer unit

#### Living Room 19'5 x 11'1 (5.92m x 3.38m)



with uPVC window to front, double uPVC doors to rear garden, and two radiators

#### Kitchen/Diner 19'6 x 11'6 (5.94m x 3.51m)



Dual aspect uPVC double glazed windows to front and side, a radiator, A range of wall and base units with contrasting worktop, integrated appliances including fridge freezer, dishwasher, oven and hob and extractor fan, open access to;

**Utility Room 4'6 x 6'4 (1.37m x 1.93m)**



With base units and contrasting worktop.

**First Floor Landing 3'0 x 13'7 (0.91m x 4.14m)**

Access to all rooms, loft access, radiator.

**Bedroom 1 10'11 x 11'4 (3.33m x 3.45m)**



With uPVC double glazed window to side, radiator, access to;

**En Suite 4'6 x 6'3 (1.37m x 1.91m)**



Three piece suite comprising shower cubicle, wash hand basin with tile splashbacks, WC, heated towel rail.

**Bedroom 2 9'7 x 11'9 (2.92m x 3.58m)**



with uPVC double glazed window to rear, radiator

**Bedroom 3 9'5 x 9'10 (2.87m x 3.00m)**



Dual aspect uPVC double glazed windows to front and side, radiator.

### Bedroom 4 8'1 x 9'8 (2.46m x 2.95m)



with uPVC double glazed window to front, radiator

### Family Bathroom 6'0 x 6'9 (1.83m x 2.06m)



Modern bathroom comprising bath with shower over, w/c, and wash hand basin, tiled walls around bath, and heated towel rail.

### Garage



Located off the main driveway is the Semi detached garage with up and over door

### Outside



To the rear is a mainly laid to lawn garden with patio and pathway off the patio doors from the Living Room. The patch provides access to the side gate opening to the front of the property.

The front and side of the property is laid to lawn with some low hedge boarders. Front driveway leads to front and garage.

### 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 D.

### 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

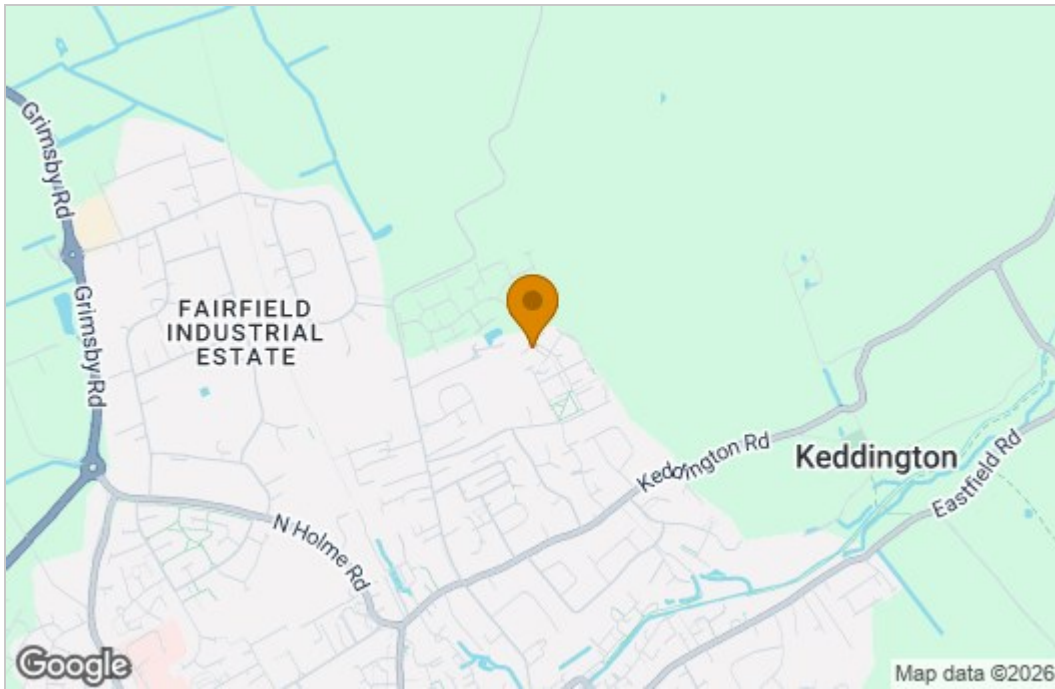
Saturday 9:00am to 1:00pm

### Viewings

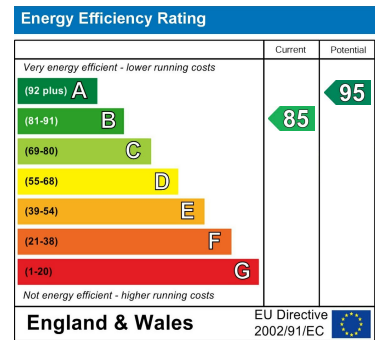
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

# 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.