TES PROPERTY









19 Andrews Close, Louth, LN11 0BP

Asking Price £205,000

NO ONWARD CHAIN

TES Property bring to the market this charming three bedroom semi detached house located off Brackenborough Road in Louth, just a short drive to the town centre and amenities. This delightful property comprises a kitchen, living room and conservatory, along with three bedrooms all benefitting from built in storage, and a four piece suite family bathroom. The property is set on a good size plot with ample off road parking, a single garage and attractive rear garden.

Viewing is highly recommended!

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 11'7" x 5'10" (3.54m x 1.80m)



Enter the property via a uPVC privacy glass door into the entrance hallway where there is a radiator, consumer unit, EPH and thermostat and staircase to the first floor.

Kitchen 11'5" x 8'11" (3.50m x 2.72m)



The kitchen is fitted with a range of wooden wall, base and drawer units with wooden marble effect worktop incorporating a sink and drainer. There an integrated fridge freezer and space for an oven and hob with pull out extractor hood and space for a washing machine. The splashbacks are tiled with tiled effect flooring, wall mounted Ideal boiler, a radiator, uPVC double glazed window to the rear with a uPVC double glazed door out to the side.

Living Room 24'11" x 12'2" max./9'1" min. (7.60m x 3.71m max./2.78m min.)



With feature gas fireplace with tile hearth and surround with wooden mantle, 2x radiators, uPVC double glazed window to the front and uPVC sliding doors to conservatory.

Conservatory 8'6" x 11'9" (2.60m x 3.59m)



Brick and uPVC double glazed construction with tile flooring, uPVC double glazed doors to the rear, radiator and ceiling fan with light fitting.

First Floor Landing
With doors to all first floor rooms, uPVC double glazed window to the side and loft access hatch.

Bedroom 1 11'10" x 9'3" (3.63m x 2.84m)



With radiator, uPVC double glazed window to the front and a mirror fronted sliding door triple fronted wardrobe with shelving.

Bedroom 2 9'3" x 9'11" (2.82m x 3.03m)



With radiator, uPVC double glazed window to the rear and a mirror fronted sliding door wardrobe.

Bedroom 3 8'7" x 8'10" (2.62m x 2.70m)



With radiator, uPVC double glazed window to the front and cupboard with shelving.

Family Bathroom 6'6" x 8'10" (1.99m x 2.70m)



Fully tiled room fitted with a four piece suite consisting of

a w.c, wash hand basin, corner shower cubicle and a panelled bath with shower attachment. There are 2 x heated towel radiators, an extractor and uPVC double glazed window to the rear.

Single Garage 8'3" x 16'8" (2.54m x 5.09m)
With electric up and over door and uPVC double glazed window to the rear.

Front Garden



The property is fronted with a sizeable driveway which provides off road parking for multiple vehicles and leads down to the single garage. There is also a front garden if laid to lawn which could provide further parking if required. The garden further features boarders with a range of shrubs and plants, fencing to the front and a pathway to the front door.

Rear Garden



The rear garden is of a good size and is mainly laid to lawn with two patio areas creating peaceful areas to sit and relax in the summer months. Mature trees and hedging add extra privacy along with fencing to the boundary. There is also an outside tap and gateway providing access to the driveway and 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 B.

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

Brochure Prepared
July 2026.

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

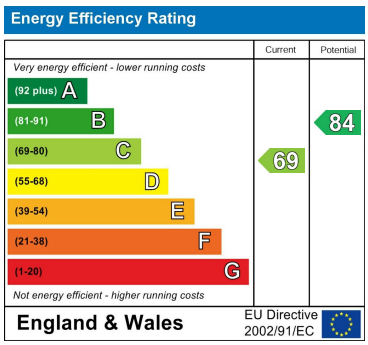
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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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