TES PROPERTY









## 45 Coggle Close, Louth, LN11 8GL

## Asking Price £180,000

TES Property bring to the market this well presented and move in ready family home, built in 2021 and still under builders warranty. This lovely home is perfect for a first time buyer or young family, all tastefully decorated throughout with modern kitchen and bathroom.

Internally comprising a kitchen diner, lounge, ground floor w/c, three bedrooms and a bathroom. Externally the property benefits from off road parking and 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 Hall

With radiator, fuse box and vinyl floor covering. Door leads into:-

### Kitchen/Diner 16'1" x 10'3" (4.91m x 3.13m)



Modern kitchen fitted with a range of wall, base and drawer units with contrasting worktop over incorporating a stainless steel sink unit with drainer and mixer tap, there is plumbing for a washing machine, electric oven and gas hob with extractor above. Under stair storage cupboards, dual aspect windows to the front and side creating a bright and airy space, radiator, vinyl floor covering and ample dining space. Doors leads into w.c and lounge.

### W/C 5'5" x 3'0" (1.67m x 0.93m)



Fitted with w/c and wash basin with tiled splashback, radiator and vinyl flooring.

### Lounge 10'9" x 13'6" (3.30m x 4.13m)



With window and French doors to the rear, radiator, wooden flooring and feature wood panelling.

### First Floor Landing 9'4" x 6'0" (2.86m x 1.85m)



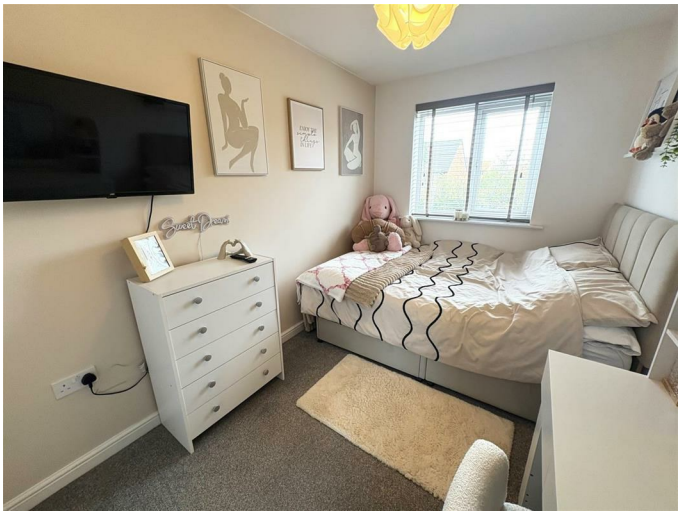
With loft access hatch, radiator and carpeted flooring. Doors into all first floor rooms.

**Bedroom 1 8'2" x 13'6" (2.51m x 4.12m)**



Double bedroom with fitted wardrobe with mirror fronted sliding door, 2 x windows to the front elevation, carpeted flooring and a radiator.

**Bedroom 2 12'5" x 7'1" (3.80m x 2.16m)**



With window to the rear elevation, radiator, carpeted flooring and fitted wardrobes and cupboard.

**Bedroom 3 9'1" x 6'0" (2.77m x 1.85m)**



With window to the rear elevation, radiator and carpeted flooring.

**Bathroom 5'11" x 7'1" (1.82m x 2.16m)**



Modern bathroom fitted with a three piece suite consisting of a w/c, wash basin and panelled bath with glass screen and mains shower over, there is a window to side elevation with privacy glass, radiator, vinyl flooring, tiled splashbacks, radiator and extractor.

**Outside**

**Front Garden**

The property is fronted with a small laid to lawn garden with pathway leading to the front door. A gravelled driveway runs down the side of the property providing off road parking.

## Rear Garden



The rear garden is enclosed by fencing and is mainly laid to lawn with two patio areas and a pathway connecting them. There is a wooden shed, outside tap and ample places to sit and relax.

## 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

September 2026.

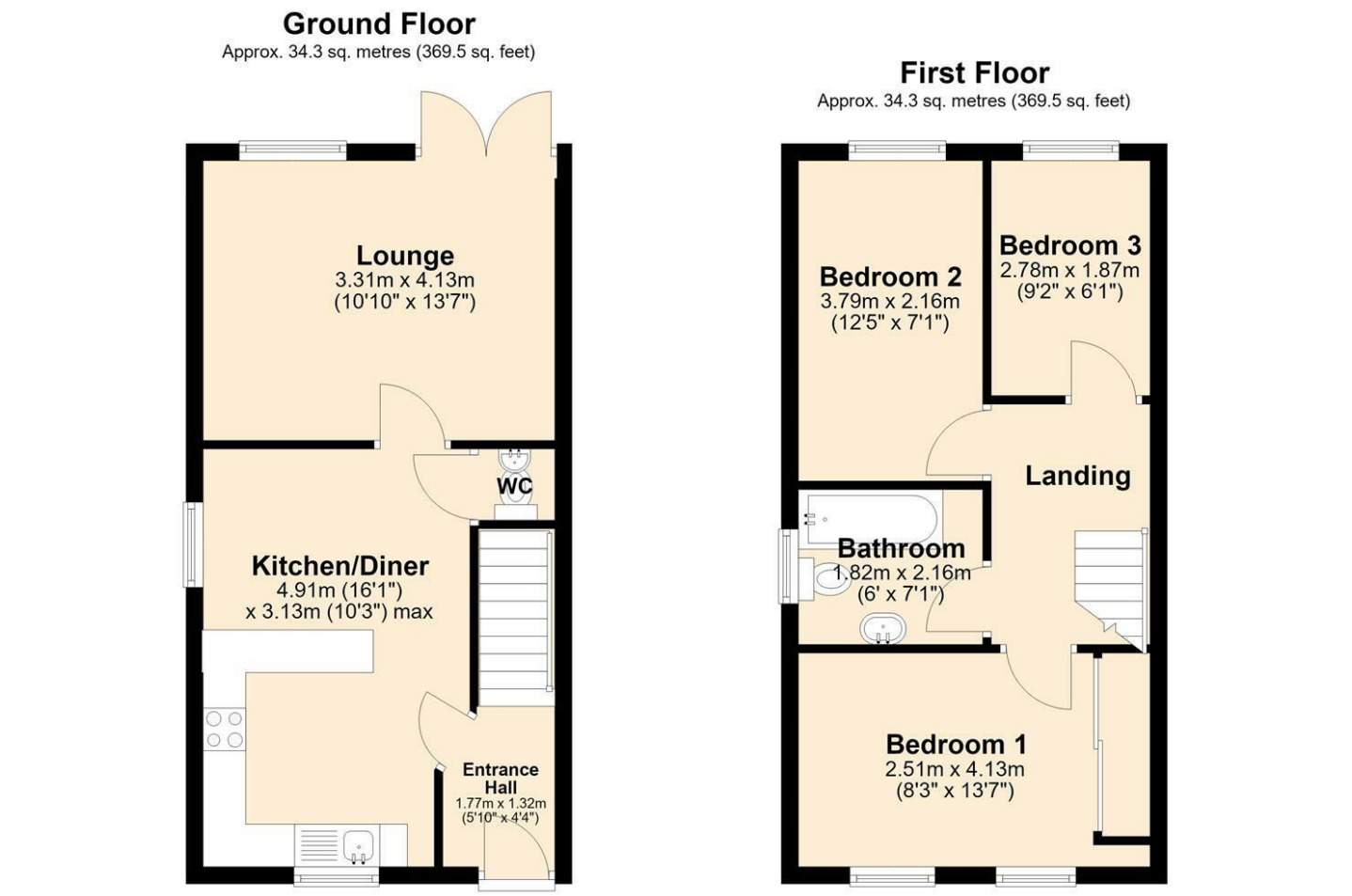
## Opening Hours

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

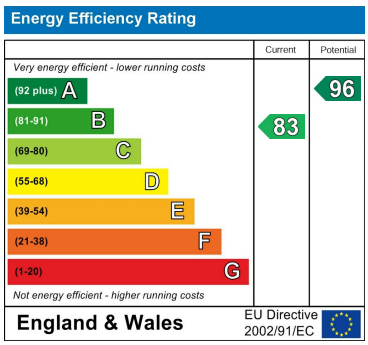



Total area: approx. 68.7 sq. metres (739.0 sq. feet)

## 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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