TES PROPERTY

17d Stewton Lane, Louth, LN11 8RZ

Asking Price £340,000

TES Property bring to the market this attractive and well presented family home located down Stewton Lane in Louth, a popular area with easy access to amenities and just a short walk to the Meridian Leisure Centre and the Railway Walk. This lovely property benefits from a kitchen with utility off, conservatory, dining room and a further two reception rooms. There is also a ground floor w.c, four double bedrooms with an en suite shower room off the main room and an additional family bathroom, there is plenty of space for everyone!

The outside is equally impressive with a large gravelled driveway with ample parking space and double garage, along with a good size front garden and south facing rear garden.

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

Entrance Porch

Enter the property via a sliding patio door into the entrance porch where there are double glazed windows, useful storage space and wood-effect uPVC double glazed door leading into:-

Entrance Hall 16'8" x 9'6" (5.10m x 2.90m)

Welcoming hallway with a radiator and wood-effect laminate flooring. Doors lead to all ground floor rooms and staircase to the first floor with a useful under stair storage cupboard.

W/C 4'7" x 4'9" (1.41m x 1.46m)

Fitted with a modern white suite comprising a hidden cistern low level w/c and wash hand basin, with tiled walls and flooring in, double glazed window to the front and a radiator.

Living Room 17'8" x 12'1" (5.40m x 3.70m)

The focal point of the room is the inset gas fire with wooden mantle, tiled surround and stone hearth. Dual aspect windows create a bright and airy space, with sliding patio doors into the conservatory and bay window, wood-effect laminate flooring and a radiator.

Conservatory 11'9" x 8'6" (3.60m x 2.60m)

A good-sized and south facing conservatory with uPVC double glazed windows and doors and polycarbonate roof covering. Further comprising electric power points, lighting and tiled flooring.

Sitting Room 10'5" x 9'10" (3.20m x 3.00m)

A versatile room currently used as a sitting room but could provide the perfect work from home space, with laminate wood-effect flooring, wood-effect uPVC double glazed bay window to the front, electric consumer unit and a radiator.

Kitchen 12'5" x 9'10" (3.80m x 3.00m)

Attractive kitchen fitted with a range of oak wall, base and drawer units with contrasting worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer taps and a breakfast bar to one side. There are a range of integrated appliances including a Neff oven with gas hob with extractor over, Neff microwave, and fridge freezer. There is tiling to the splashbacks and floor, window to the side, serving hatch, radiator and door through to:-

Utility Room 7'6" x 5'2" (2.30m x 1.60m)

With worktop space with storage cupboards over with space below for a washing machine, tumble dryer and dishwasher. The room houses the Viessman boiler, fitted shelving, tiled flooring and a radiator. There is a window and door to the rear.

Dining Room 12'5" x 11'5" (3.80m x 3.50m)

A good-sized room with bay window to the rear overlooking the garden, wood-effect laminate flooring and a radiator.

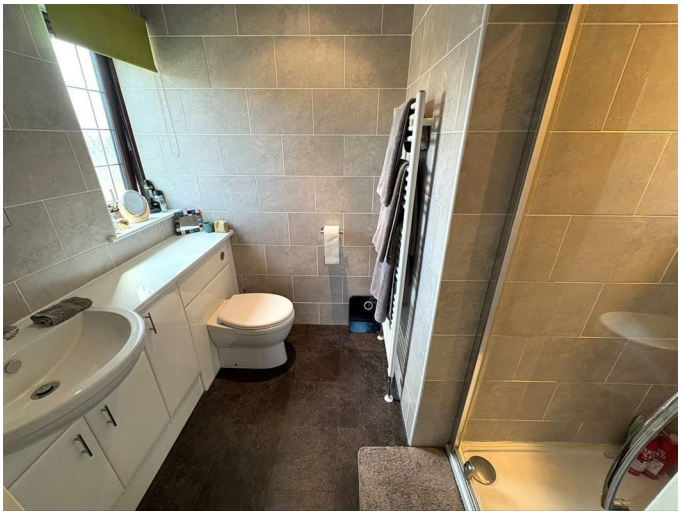
First Floor Landing

Good size gallery landing with doors to all bedrooms and the bathroom and an airing cupboard housing the hot water cylinder and laundry space.

Bedroom 1 11'1" x 9'2" (3.40m x 2.80m)

Double bedroom with fitted wardrobes with mirror fronted sliding doors, feature ceiling rose with light fitting, window to the front and a radiator. Door to:-

En Suite Shower Room 9'2" x 5'6" (2.80m x 1.70m)



A modern white three piece suite consisting of hidden cistern low-level w/c, wash hand basin with vanity unit and cupboards below and a shower with rainfall shower head. There is grey tiling to the splashbacks and tile effect flooring, inset spotlights, heated towel rail and window to the side.

Bedroom 2 15'1" x 12'1" (4.60m x 3.70m)

Double bedroom with dual aspect windows, feature wall colours, a radiator and loft access hatch.

Bedroom 3 10'2" x 9'2" (3.10m x 2.80m)

Double bedroom with window to the rear overlooking the garden and a radiator.

Bedroom 4 12'5" x 8'10" (3.80m x 2.70m)

Double bedroom with window overlooking the rear garden and a radiator.

Bathroom 8'2" x 8'2" (2.50m x 2.50m)

Good-sized family bathroom fitted with a three piece suite consisting of a P-shaped panelled bath with shower head over and glass screen, low level w/c with hand wash basin and vanity unit with cupboards below and to the side. Fully tiled room with heated towel rail, inset spotlights, tile effect flooring, and uPVC frosted glass window to the front.

Outside

Double Garage 20'0" x 17'4" (6.10m x 5.30m)

A double garage with twin up and over doors with power and lighting, personnel door and window to the side. To the rear of the garage is a brick-built lean-to style extension.

Driveway

Front Garden

The property is fronted with a set of steel gates which open out onto the large driveway which has ample parking space for multiple vehicles. The driveway leads to the double garage and down the side of the property. There is further gravelled area with borders having mature shrubs and trees.

Rear Garden

Attractive rear garden which is mainly laid to lawn with path to the side of the property. A spacious south facing patio provides a peaceful place to sit and relax in the summer months whist having plenty of space for entertaining and alfresco dining. There is wooden fencing to the boundaries along with an outside tap, outside lighting, and garden shed. The garden also benefits from a brick built barbeque area with solid roof canopy and chimney.

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 E.

Tenure

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

Brochure Prepared

August 2026.

Opening Hours

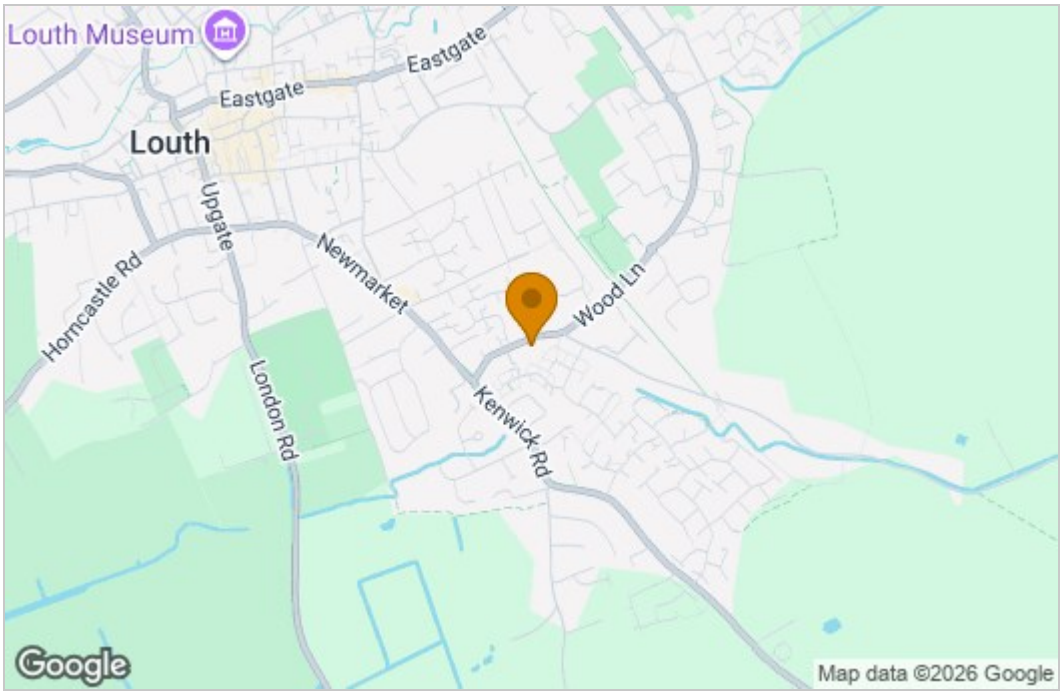
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Viewings

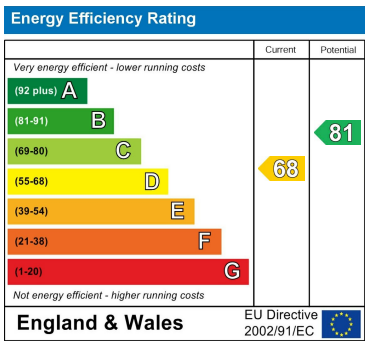
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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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