

BRACKENBOROUGH ROAD, LOUTH

ASKING PRICE £460,000



NO ONWARD CHAIN

TES Property bring to the market this spacious and move in ready family home located just a short drive from the town centre of Louth. This lovely property comprises a modern kitchen/living/diner and two additional reception rooms, there is plenty of space for everyone. There is also a utility room, w/c and wet room to the ground floor.

To the first floor you will find a range of versatile rooms with the potential of six bedrooms if required, or four bedrooms and space for a home office or other uses. The first floor further benefits from a spacious four piece suite Jack & Jill shower room, additional bathroom and toilet.

Outside is equally impressive with a front garden with driveway and enclosed courtyard area, and a good size garden to the rear with patio area, perfect for families with young children and pets.

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
1'7" x 5'6"
With glazed timber door into hallway.

Entrance Hall
Welcoming entrance with ornate bannister with stairs to first floor, Potterton boiler, oak flooring and radiator.

Lounge/Dining Room
13'10" x 12'11"
Versatile room which is currently being used as a dining room, but could make a cosy snug, a home office or ground floor bedroom. With timber flooring, radiator, uPVC double glazed door to rear garden, electric Flamerite fireplace and bow window to front.

Kitchen/Dining/Living
33'1" x 11'5"
Attractive kitchen fitted with a range of grey shaker style wall, base and drawer units with wooden worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap. There is an integrated fridge freezer, microwave, and double oven and grill with 5 ring hob and extractor over. The flooring is part tiled and part wooden, both with underfloor heating underneath, being electric system under the tiles and main system under the wooden tile. There is a uPVC double glazed window and door to side, and uPVC patio doors and windows to rear creating a bright and airy room.

There is ample space for a dining table or sitting area.

Rear Hallway
Fitted units with wardrobe and cupboard space, uPVC double glazed door to rear patio/courtyard.

Ground Floor Wet Room
7'4" x 5'11"
Part tiled with large shower system, hidden cistern w/c, wash hand basin and extractor.

Utility Room
5'10" x 9'1"
With shaker style wall, base and drawer units with contrasting worktop over incorporating a stainless steel sink unit with drainer and mixer tap, space for a washing machine and tumble dryer, extractor, cupboard housing Alpha boiler, clothes airer and uPVC double glazed door to rear garden.

Sitting Room/Play Room
17'7" x 10'3"
With fitted units and shelving in alcove, uPVC double glazed window to rear, uPVC double glazed patio doors to patio/front.

First Floor Landing
With uPVC double glazed window to side, loft access hatch and radiator.

Toilet
2'7" x 4'11"
With uPVC double glazed window to side and low flush w/c.

Bedroom/Office
6'4" x 6'1"
With uPVC double glazed window to front and radiator.

Bedroom
12'0" x 10'7"
With radiator, uPVC double glazed window to front, mirror fronted fitted wardrobes with hanging rail and shelving.

Linking Hallway/Bedroom/Office Space
10'7" x 11'5"
With radiator and uPVC double glazed window to side.

Main Bedroom
17'8" x 11'4"
With radiator and uPVC double glazed window to rear.

Walk in Wardrobe
9'8" x 5'10"
Fitted with hanging rail and storage space and loft access hatch.

Jack & Jill En Suite Shower Room
9'8" x 7'7"
Good size room fitted with a modern four piece suite consisting of a large walk in shower cubicle with rainfall shower head and standard attachment, bidet, hidden cistern w/c with wash hand basin in unit. There is attractive tiling to the floor and splashbacks, heated towel radiator, uPVC double glazed window to rear and shaver point.

Bedroom
11'2" x 13'2"
With radiator and uPVC double glazed window to rear.

Bedroom
9'3" x 6'1"
With radiator and uPVC double glazed window to front.

Linking Hallway
With radiator and uPVC double glazed window to front.

Bathroom
7'0" x 5'2"
With two piece white suite comprising a panelled bath with rainfall shower over and shower screen and large wash hand basin with cupboard and vanity storage. The room is fully tiled with heated towel rail, extractor and uPVC double glazed window.

Outside

Front Garden
The property is fronted with a driveway which provides off road parking for multiple vehicles and leads to an enclosed courtyard with patio and flowerbeds. There is a front garden which is laid to lawn and features a range of shrubs and hedging. This space could provide further parking if required.

Rear Garden
Large rear garden which is laid to lawn with extensive patio area providing the perfect place for alfresco dining and entertaining in the summer months. Raised borders surround the garden and a garden shed provides ample storage. There is outside lighting and outside tap.

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 C.

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



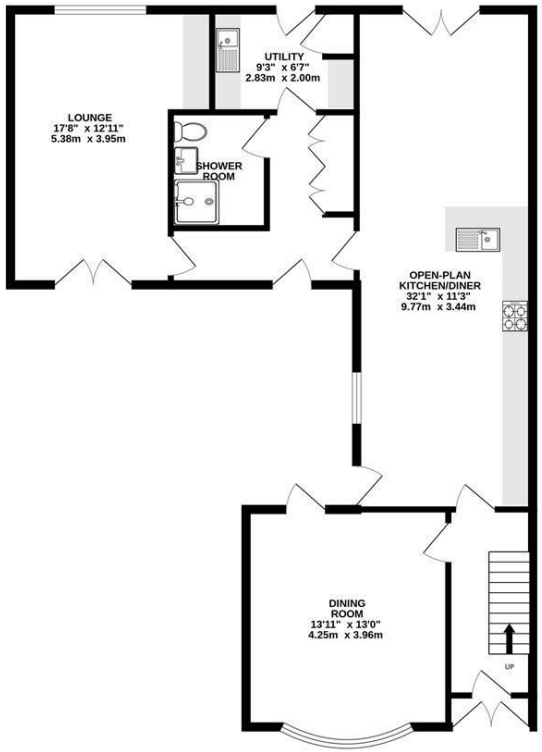




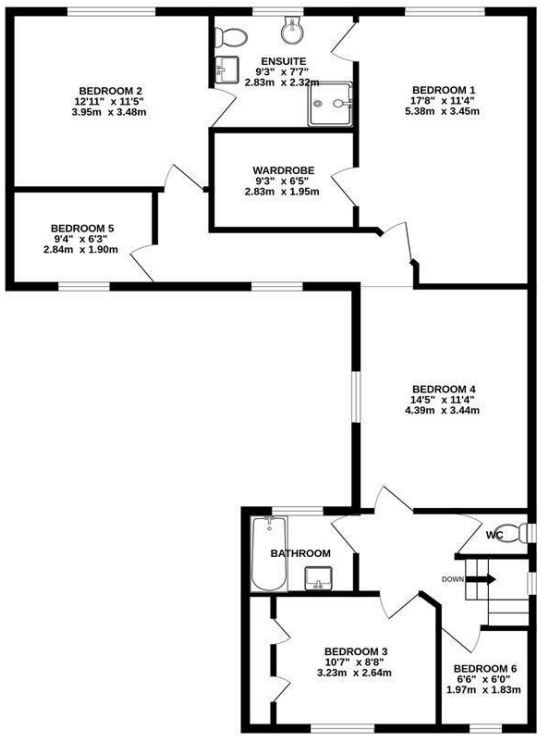





GROUND FLOOR
1018 sq.ft. (94.5 sq.m.) approx.

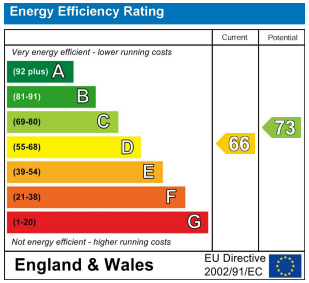


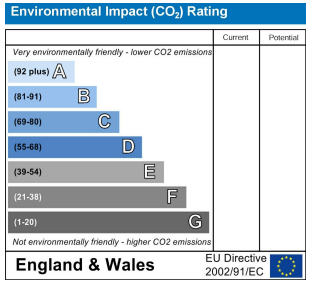
1ST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk

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