TES PROPERTY









8 Millgood Close, Louth, LN11 9DZ

Asking Price £289,995

TES Property bring to the market this well presented and move in ready family home located in the market town of Louth. This charming property offers versatile rooms allowing you to meet your property needs. To the ground floor you will find an attractive kitchen with sun room off, a ground floor bathroom and three additional rooms currently being used as a living room, reception room and ground floor bedroom. The first floor comprises two bedrooms, with a dressing room to the main bedroom.

Externally the property benefits from off road parking for two vehicles, a garage/ workshop, secure rear garden and an extra addition of an outside bar/ store room.

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.

Entrance Hallway

A welcoming L-shaped hallway with tiled flooring, radiator, spotlights to ceiling and cupboards housing the consumer unit, hot water cylinder and programming controls.

Kitchen 19'3" x 7'8" (5.89m x 2.36m)



An attractive kitchen fitted with a range of wall, base and drawer units with contrasting worktop over incorporating a breakfast bar and one and a half bowl sink unit with drainer and mixer tap, there is an integrated oven with four ring electric hob and extractor over, space for a freestanding fridge freezer, uPVC double glazed window and door to sun room, radiator, spotlights to ceiling, tiled flooring and splashbacks.

Reception Room 10'9" x 11'0" (3.30m x 3.36m)



Bright and airy room with uPVC double glazed patio doors to rear garden.

Sun Room 5'1" x 19'4" (max) (1.55m x 5.9m (max))



A peaceful room with uPVC double glazed windows looking out to the rear garden, built in storage cupboards which house the washing machine, tumble dryer and boiler. There are spotlights to the ceiling, tiled flooring and doors into the garage and out to the rear garden.

Ground Floor Bathroom 7'8" x 6'6" (2.36m x 1.99m)



Fitted with a modern three piece suite consisting of a P-shape panelled bath with mixer tap and electric Triton waterfall shower over, wash hand basin with mixer tap and a w.c set within a vanity unit with storage cupboards below. There is a heated towel rail, mermaid board to splashbacks, and uPVC double glazed window to the rear.

Ground Floor Bedroom 15'3" x 8'9" (4.67m x 2.67m)



Currently used as a bedroom but could be a cosy snug or home office, with uPVC double glazed bow window to front, T.V aerial point and radiator.

Living Room 11'11" x 16'2" (3.65m x 4.95m)



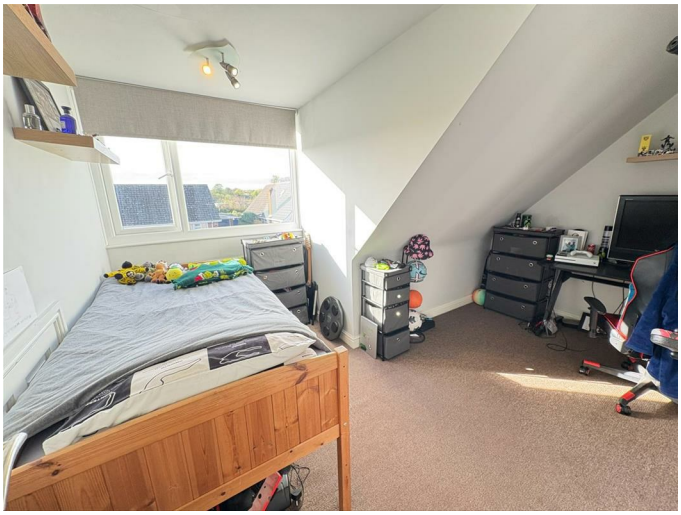
With uPVC double glazed bow window to front, T.V aerial point, wall lighting, radiator and staircase to first floor landing.

First Floor Landing



With uPVC double glazed window to side, loft access hatch and eaves storage space.

Bedroom 3 9'10" x 12'11" (max) (3.01m x 3.96m (max))



With uPVC double glazed window to front, T.V aerial point and radiator.

Bedroom 1 13'0" x 14'6" (max) (3.97m x 4.42m (max))



Double bedroom with uPVC double glazed window to front, eaves storage space, radiator and door into :-

Walk in Wardrobe/ Dressing Room 4'8" x 9'9" (1.44m x 2.98m)
With shelving and hanging rail.

Outside
The property is fronted with a garden which is laid to lawn with a pathway around the property and leading to the front door and a dwarf brick wall fronting the garden with gated access to the rear garden.

A paved driveway provides off road parking for two vehicles.

Garage / Worksshop 24'4" x 16'7" (7.42m x 5.08m)
With up and over door, power and lighting, stainless steel sink unit with heater, shelving and fitted units.

Rear Garden



The rear garden is fully enclosed with timber fencing to the boundaries, the area is mainly laid to lawn with a patio area and spacious raised L-shape decking, providing the perfect place for alfresco dining in the summer months. There is outside power and lighting and a large garden shed.

Bar / Store 12'3" x 12'2" (3.75m x 3.73m)



Fitted with a wooden bar, ornate electric fireplace, T.V aerial point, lighting and power.

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.

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

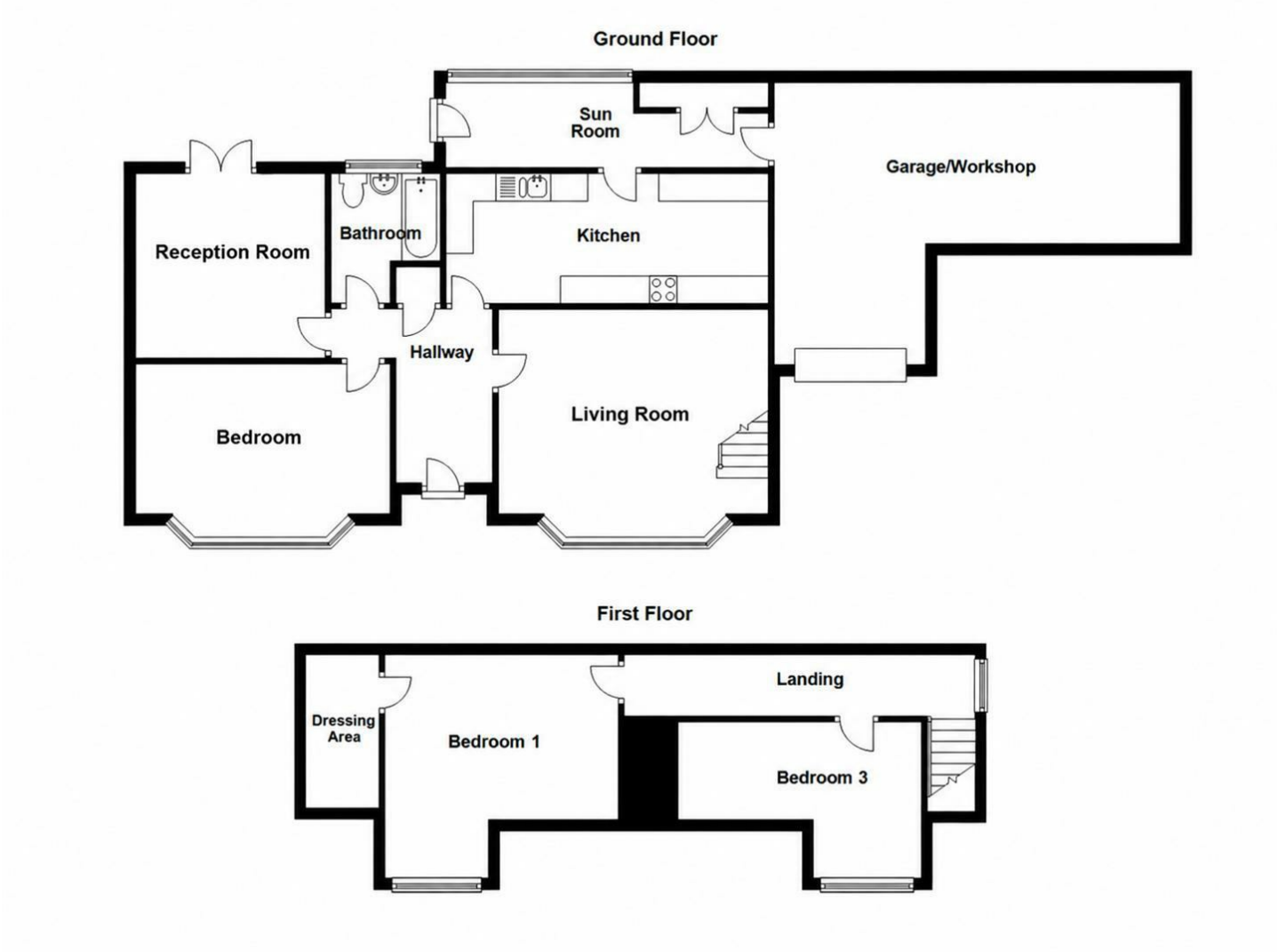
Brochure Prepared
November 2026.

Council Tax
East Lindsey District Council Tax Band C.

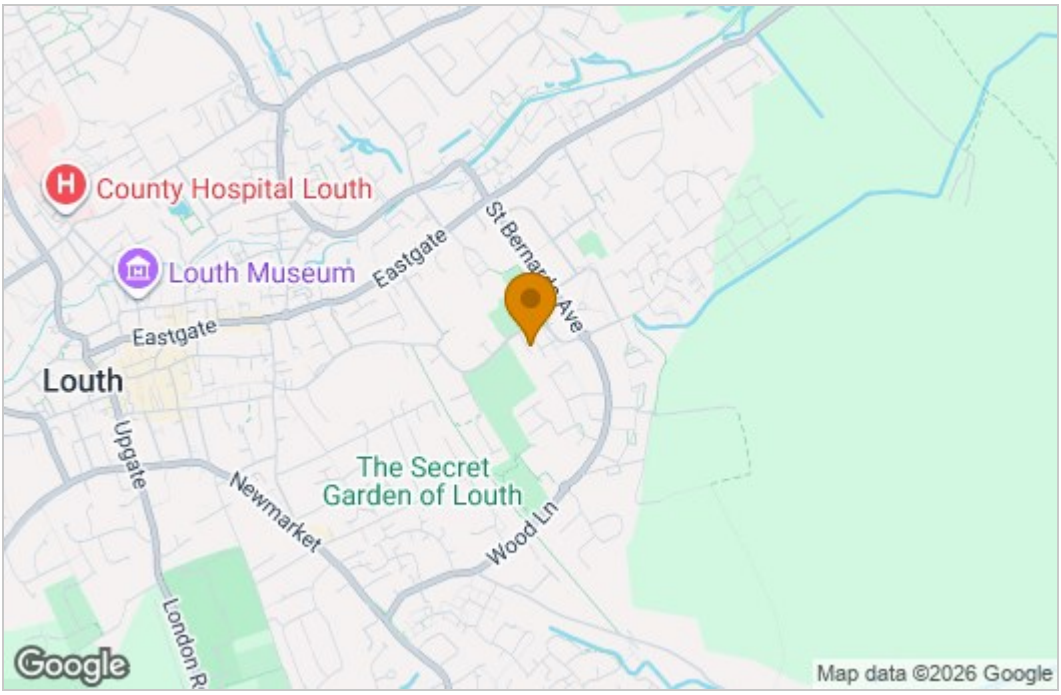
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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

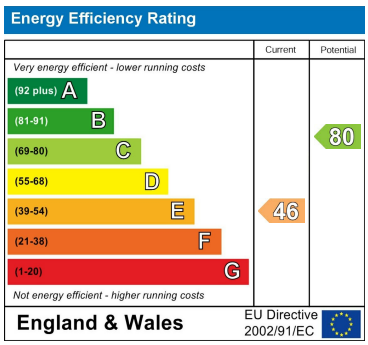
Floor Plan



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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