



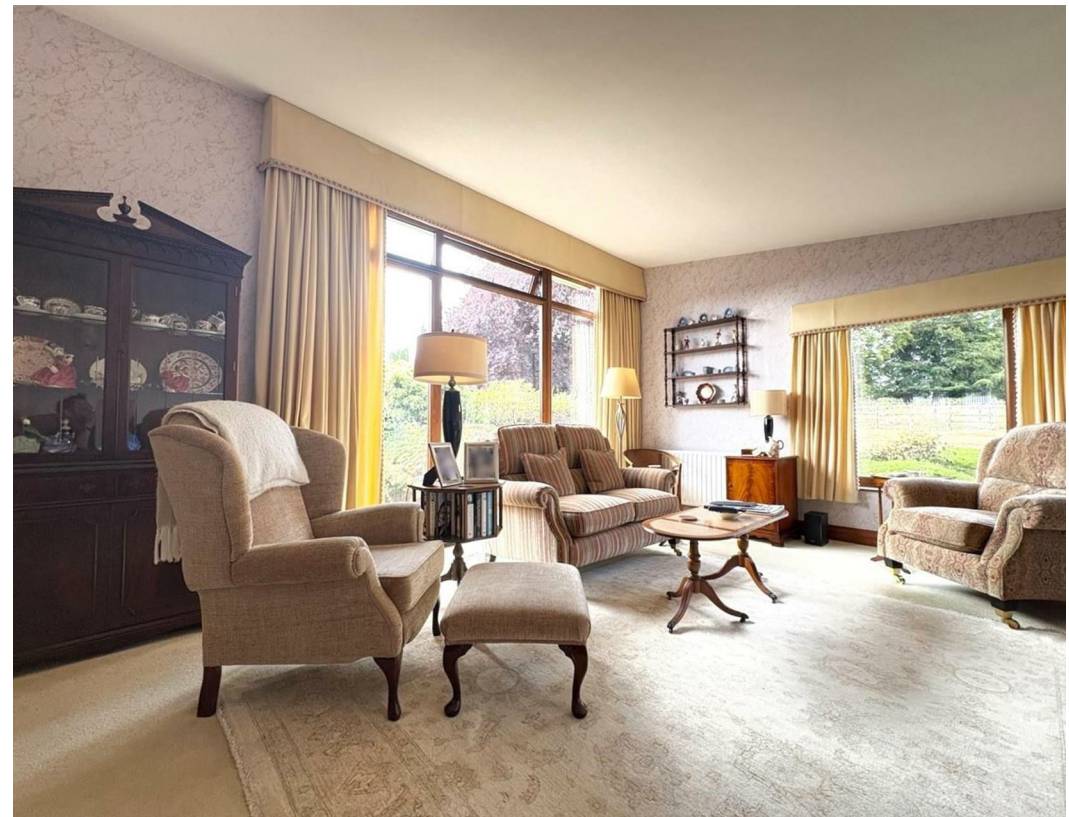
LINCOLN ROAD, SOUTH ELKINGTON, LOUTH
ASKING PRICE £525,000



TES Property bring to the market this charming detached bungalow tucked away in a peaceful and tranquil setting with stunning views across fields and farmland. As you head down a long driveway you will find a double garage and parking area for multiple vehicles, The property is set on a spacious plot with beautiful wrap around gardens and a patio area overlooking them. Internally the property benefits from a dining hallway, kitchen and utility, living room, three double bedrooms with an en-suite shower room to bedroom one and an additional four piece suite family bathroom.

This type of unique property rarely comes to market and is a must view to appreciate all the space and the incredible views.

Book your viewing now to avoid missing this amazing opportunity!



Location - Louth

This unique property is situated in the popular outskirts of Louth on Lincoln Road, South Elkington approximately one mile from the Market Town of Louth. South Elkington is a quiet location with a number of walking routes across the Lincolnshire Wolds. The village benefits from a local shop and a church.

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

13'5" x 5'4"

uPVC double glazed door into porch, wall mounted lighting, consumer unit and meter cupboard and doors to garage, store room, toilet, main entrance hallway and kitchen.

Toilet

4'4" x 6'5"

With w/c, uPVC double glazed window, radiator and fitted cupboard.

Store Room

7'2" x 2'7"

With worktop and ample shelving space

Entrance Hall

6'0" x 4'10"

With radiator and opening into:-

Dining Hallway

26'4" x 8'0"

With dual aspect uPVC double glazed window to both sides, wall lighting, wall mounted alarm panel and shelving, two radiators and door to large airing cupboard which houses the hot water cylinder.

Living Room

13'1" x 18'0"

Bright and airy living room with uPVC double glazed window to the rear and uPVC double glazed sliding door to the side, 2 x radiators, wall lighting and glass panelled doors from the dining hallway.

Kitchen

11'9" x 10'3"

Fitted with a range of wall, base and drawer units with matching worktops over incorporating a 1.5 bowl Belfast style sink with drainer, there is an integrated oven and grill and hob with pull out extractor over, and space for a dishwasher and fridge freezer. The walls are fully tiled with uPVC double glazed window to the front and side, a radiator and sliding door to:-

Utility Room

4'3" x 5'10"

Fully tiled room fitted with a range of matching wall, base and drawer units as the kitchen with worktop over incorporating a 1.5 bowl sink and drainer, space for fridge freezer, washing machine or tumble dryer and a single glazed window to the front.

Bedroom 1

14'8" x 12'8"

Spacious double bedroom with fitted wardrobes to one wall, 2.x radiators and uPVC double glazed sliding doors to the rear.

En- Suite Shower Room

6'10" x 3'10"

Fully tiled fitted with a modern three piece suite consisting of a w/c, wash hand basin and sliding glass door shower cubicle. There is a uPVC double glazed window to the side and corner mirrored cabinet.

Bedroom 2

16'1" x 10'11"

Double bedroom with uPVC double glazed window to the side, original fitted wardrobes and a radiator.

Bedroom 3

12'8" x 10'11"

Double bedroom with radiator, uPVC double glazed window to the side and fitted corner wardrobes.

Family Bathroom

6'9" x 12'3"

Fitted with a four piece suite consisting of a corner bath with mixer tap, shower cubicle, w/c, and wash hand basin. The room is fully tiled with three uPVC double glazed windows to the rear, a radiator, loft access hatch and pull cord light over mirror with shaver point.

Driveway

Accessed via a set of wooden gates, a long sweeping driveway leads up to the property and to the double garage.

Double Garage

20'3" max., 17'5" min. x 16'1"

With electric roller door, uPVC double glazed windows to both sides and personnel door to side, and further benefitting from a storage unit to rear, space for fridge freezer, washing machine or tumble dryer and gas meter. Cold water tap.

Gardens

Beautiful mature gardens that are mainly laid to lawn with a range of mature hedges, trees, shrubs and plants throughout. A spacious patio provides a peaceful place to sit and relax whilst benefiting from incredible views to all sides. The outside further features an outside tap, wooden log store, garden shed a pathway that surrounds the property, and a septic tank with soakaway to farm land.

Boiler House

With Worcester Greenstar Ri boiler.

Services

Mains water, gas, 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.

Sewerage is by way of septic tank located approximately half way down the entrance driveway.

Council Tax Band

East Lindsey Council Tax Band D.

Tenure

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

Brochure Prepared

August 2026.

Opening Hours

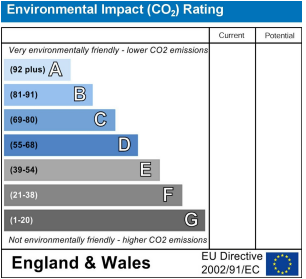
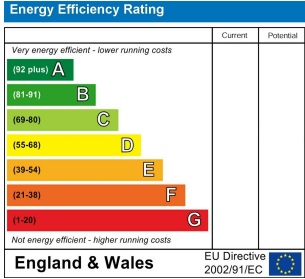
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Viewings

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





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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