TES PROPERTY

7 Pippin Close, Louth, LN11 9FF

Asking Price £285,000

TES Property bring to the market this move in ready detached bungalow located on the popular 'Pippin Close' a quiet cul-de-sac conveniently located for easy access to the town centre. This delightful property internally comprises two double bedrooms with an en-suite shower room off bedroom one, along with a breakfast kitchen, lounge and additional bathroom. Externally the property benefits from off road parking and a garden to the front which could provide further parking if necessary, along with a single garage. The rear garden is of a good size and provides a peaceful place to sit and relax.

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 is via a uPVC double glazed door into the entrance porch.

Entrance Porch 5'3" x 5'3" (1.62m x 1.62m)

A useful space for shoes and coats, with consumer unit, uPVC double glazed panel door into hallway and a radiator.

Hallway

With radiator and coving to the ceiling.

Lounge 14'11" x 11'10" (4.57m x 3.63m)

A good size room with feature electric fireplace, uPVC double glazed window to the front, wall mounted candle lights, coving to the ceiling and a radiator.

Breakfast Kitchen 8'11" x 14'10" (2.72m x 4.54m)

The kitchen is fitted with a range of wall, base and drawer units with roll top worktop over incorporating a sink unit with drainer and mixer taps, there is an integrated oven and 4 ring gas hob with extractor above, along with space for a fridge freezer, washing machine and dishwasher. There are dual aspect uPVC double glazed windows to the front and side with a uPVC double glazed door to the side, tile flooring, spotlights to the ceiling, wall mounted Worcester boiler, tiled splashbacks and a radiator.

Bedroom 1 11'11" x 11'3" (3.64m x 3.45m)

Double bedroom with uPVC double glazed window to the rear, loft access hatch, coving to the ceiling, a radiator and door into en-suite.

En-Suite 5'5" x 5'11" (1.67m x 1.82m)

Comprising a three piece suite with a shower cubicle with glass door, w.c and wash hand basin. There is a uPVC double glazed privacy glass window to the side, tiled walls and floor, shaver point, extractor and a radiator. A cupboard houses the hot water cylinder.

Bedroom 2 10'0" x 11'11" (3.07m x 3.64m)

Double bedroom with uPVC double glazed window to the rear, coving to the ceiling and a radiator.

Bathroom 5'5" x 7'1" (1.67m x 2.17m)

Fitted with a three piece suite consisting of a panelled bath with shower head over, w.c and wash hand basin with mixer tap. The room is fully tiled with uPVC double glazed privacy glass window to the side, shaver point, wall mounted cupboard, extractor and a radiator.

Outside

Single Garage 17'10" x 9'1" (5.44m x 2.78m)
With up and over door and power points.

Front Garden
The property is fronted with a garden laid to lawn with multiple trees and shrubs. A gravelled driveway provides off road parking and leads down to the single garage. A pathway runs down the side of the property to the rear garden and has a gateway.

Rear Garden

The rear garden is mainly laid to lawn and features a range of attractive trees, shrubs and plants throughout arranged in boarders and planters. A spacious patio area provides a lovely area to sit and relax or perfect for alfresco dining in the summer months. The garden further benefits from a large greenhouse, shed 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.

Tenure

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

Brochure Prepared

June 2026.

Council Tax Band

East Lindsey District Council Tax Band C.

Viewings

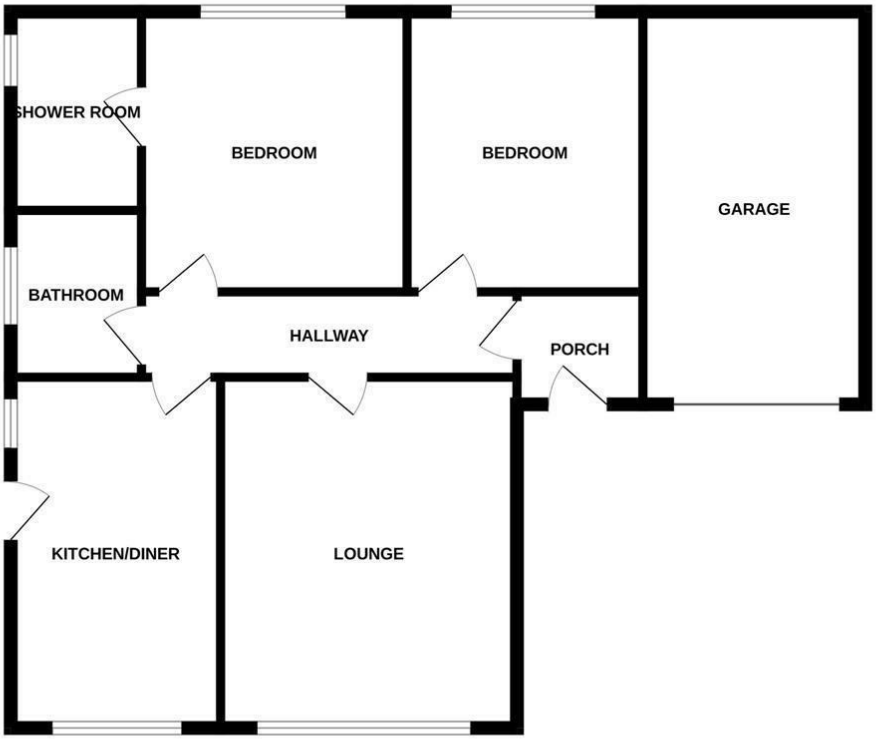
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

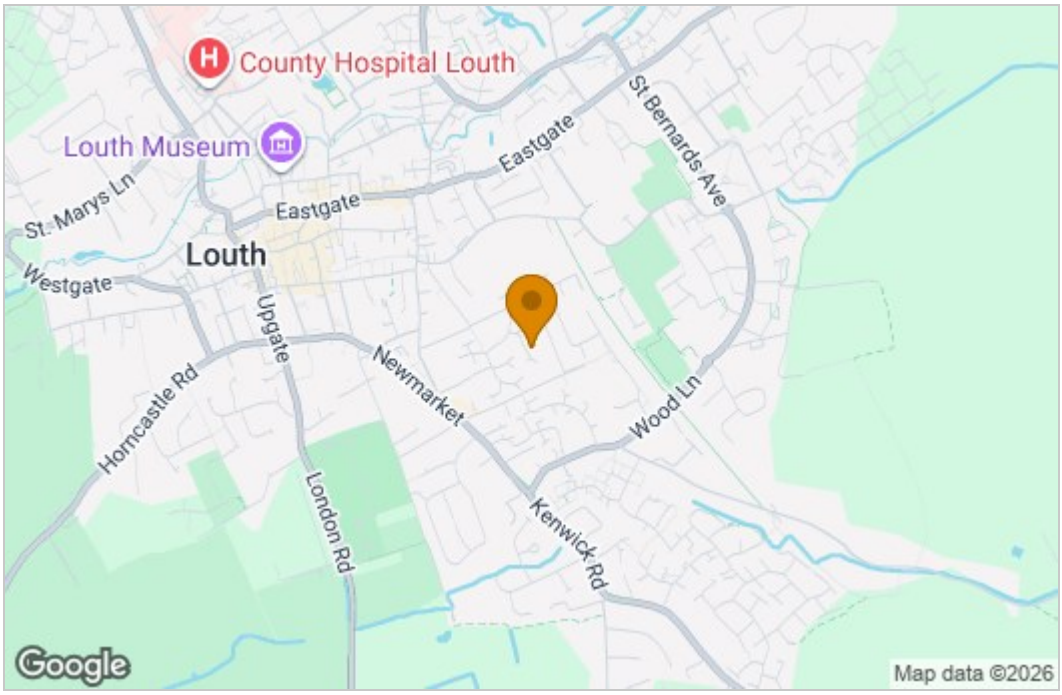
Floor Plan

GROUND FLOOR

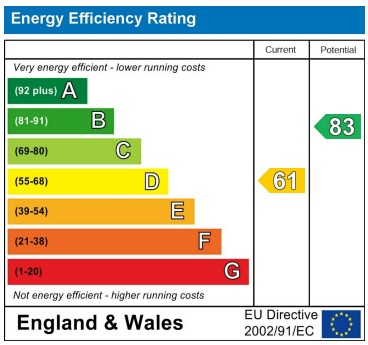


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2023

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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk