



PRIMROSE HOLLOW, LOUTH
ASKING PRICE £570,000

11 Primrose Hollow

welcome



TES Property bring to the market this attractive and well presented family home located on Primrose Hollow, a sought after area within walking distance to the town centre of Louth. This delightful property offers good size rooms throughout all tastefully decorated and consisting of a kitchen diner with utility room off, a living room, snug and w.c to the ground floor and four double bedrooms with one en-suite and a bathroom to the first floor. Externally the property benefits from front and rear gardens, ample off road parking and a garage.

Viewing is a must to truly appreciate what 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.

Entrance Hallway

6'7" x 13'5"

Enter via a uPVC double glazed door with diamond glass feature panes into the welcoming hallway with staircase to the first floor with glass balustrade and a useful understair storage space, there is a radiator and grey wood-effect flooring.

Living Room

23'6" x 12'11"

Bright and airy room with uPVC double-glazed window to the front and uPVC patio doors to the rear, feature fireplace with grey tile hearth and back with timber mantle, T.V aerial point and a radiator.

Snug

8'9" x 12'11"

Useful space which could make a cosy snug or the perfect work from home office, with uPVC double glazed window to the front, feature panelling to side wall, TV and internet points and a radiator.

Downstairs Toilet

7'6" x 3'1"

With off-white part tiled walls, wood-effect grey flooring, wash hand basin in cupboard unit, low flush w/c and extractor.

Kitchen/Diner

12'1" max. x 24'2"

The kitchen is fitted with a range of cream wall, base and drawer units with contrasting grey worktop and cream splashback tiling, there is a 1.5 bowl sink with drainer and mixer tap, a range of integrated appliances including a fridge freezer, dishwasher, 'Lamona' oven and grill, 'Lamona' microwave and 'Lamona' 4 ring gas hob with extractor above. The worktop benefits from a breakfast bar capable of seating 4 people along with ample space for a dining table. There are uPVC double glazed windows to the side and rear with patio doors out to the garden, wood-effect flooring in grey, ample power sockets, spotlights to the ceiling, T.V aerial point and a radiator. A wall mounted cupboard houses the boiler and central heating cylinder with glass extractor unit.

Utility Room

7'6" x 5'11"

Fitted with white base and wall units with grey worktop over incorporating a large sink and drainer, there is space and plumbing for washing machine and tumble dryer, solid wood shelving, uPVC double glazed door to the rear garden, a radiator, cream tile splashbacks, extractor and continuation of grey wood-effect flooring.

First Floor Landing

With access to all four bedrooms. 'Robus' central heating thermostat, a radiator and storage cupboard with shelving.

Master Bedroom

16'6" max/12'1" min. x 12'11"

Double bedroom with radiator, uPVC double glazed window to the front and loft access hatch. A door leads into the en-suite.

Ensuite Shower Room

7'4" max x 7'4" max

Fitted with a three piece suite consisting of a curved glass sliding door shower cubicle with large rainfall shower, w/c and wash hand basin. The room is fully tiled in grey with uPVC double glazed window to the front, heated towel radiator, extractor and smart mirrored storage cupboard.

Bedroom 2

13'1" x 11'6"

Double bedroom with a radiator and uPVC double glazed window to the front.

Bedroom 3

11'8" x 9'10"

Double room with a radiator, uPVC double glazed window to the rear and fitted wardrobe and shelving in wall recess.

Bedroom 4

10'4" x 12'1"

Double bedroom with a radiator and uPVC double glazed window to the side.

Bathroom

6'5" x 8'8"

Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower over and glass screen, w/c and wash hand basin. The room is fully tiled in grey with a wall mounted smart mirror, uPVC double glazed window to the rear, heated towel radiator and extractor.

Front

The property is fronted with a sloped garden which is laid to lawn with brick paved pathway to the front door and driveway leading down the side of the property to the garage and rear garden which is accessed via a secure gateway. There is an outside tap and Myenergi electric EV charging point.

Garage

20'8" x 10'4"

Semi-detached with next-door's garage. Electric up and over door, electricity, uPVC double glazed window and personnel door to the side.

Rear Garden

The rear garden is laid to lawn with brick paved patio area, perfect for alfresco dining in the summer months. The area is enclosed with fencing and a brick wall with a steep banking to the rear. Paved stepping stones lead down to the garage and storage shed behind, there is up and down lighting around the property and secure side paved bin storage area.

Services

Mains water, gas and electricity are understood to be connected, with drainage via a sewage pump. 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 2025.

Council Tax

East Lindsey District Council Tax Band E.

Viewings

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

Opening Hours

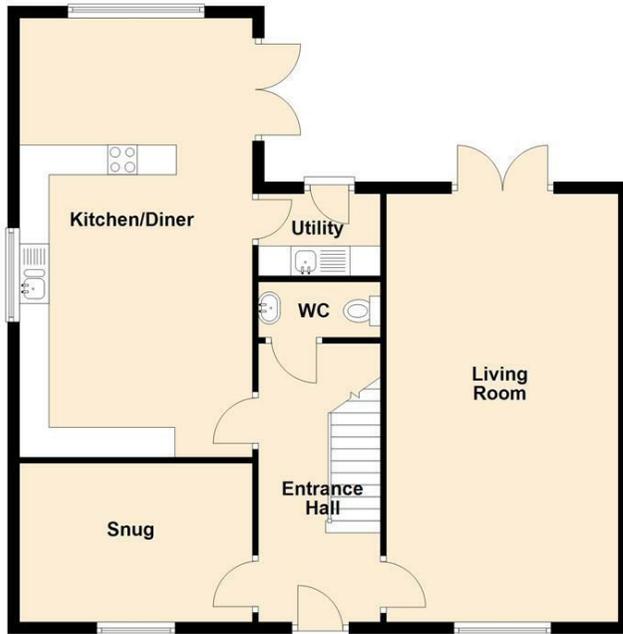
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm





Ground Floor
Approx. 84.2 sq. metres (906.4 sq. feet)



First Floor
Approx. 73.8 sq. metres (793.9 sq. feet)



Total area: approx. 158.0 sq. metres (1700.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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