



153 St. Bernards Avenue, Louth, LN11 8BJ
Guide Price £180,000

*****NO ONWARD CHAIN*** ***READY TO MOVE IN*****
Brand New Boiler with 10 Year Warranty

TES Property is pleased to offer for sale this end of terrace house sitting on a generous corner plot.

Internally comprising of a kitchen, living room, dining room, utility, sun room, three bedrooms and a shower room.

Externally the property benefits from off road parking for multiple vehicles, spacious corner garden and block paved rear court yard.

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



Enter the property via a new uPVC double glazed front door with frosted glass panel into hallway with under stair storage cupboard, radiator and stair case leading to first floor landing and doors into the kitchen, living room and dining room.

KITCHEN 6'0" x 10'9" (1.852m x 3.284m)



Modern kitchen fitted with a range of wall, base and drawer units with a complimentary work surface over, uPVC double glazed window to the side, one bowl sink unit with mixer tap and drainer, tiled splashbacks and door leading into sun room.

LIVING ROOM 12'1" x 14'1" (3.693m x 4.312m)



With coving to the ceiling, uPVC double glazed window to the rear, feature fireplace, T.V aerial point and radiator.

**DINING ROOM 12'0" x 8'0" + bay window
(3.675m x 2.448m + bay window)**



Bright and airy room with uPVC double glazed bay window to the front, T.V aerial point, artex and coving to the ceiling and radiator.

UTILITY ROOM 8'8" x 5'7" (2.664m x 1.727m)



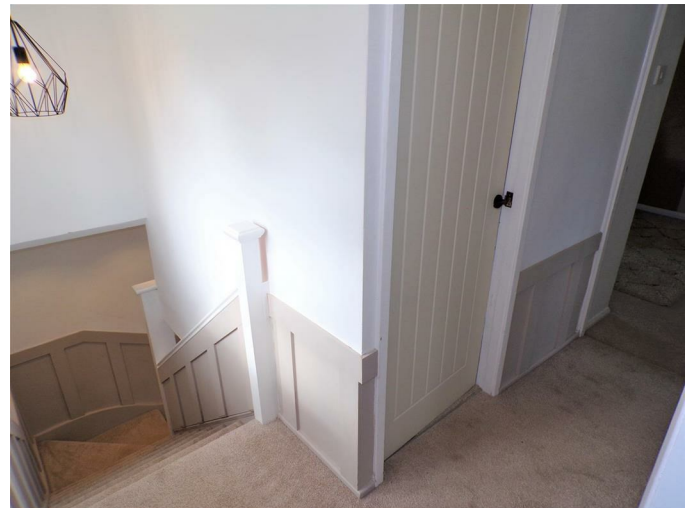
Modern utility room with W.C, wash hand basin in vanity unit, space and plumbing for a washing machine and tumble dryer with work top over, tiled splashbacks, frosted uPVC double glazed window to the side and second uPVC double glazed window to the rear.

SUN ROOM 15'9" x 8'10" (4.815m x 2.714m)



With radiator, uPVC double glazed windows to the rear, uPVC patio doors leading out to rear courtyard, door into the lobby and door into the utility.

FIRST FLOOR LANDING



With access into all first floor rooms, uPVC double glazed window to the side, panelling to the walls and loft access hatch.

BEDROOM 1 9'6" x 13'6" (2.908m x 4.129m)



Spacious double bedroom with panelling to the side wall, uPVC double glazed window to the rear, radiator and storage cupboard.

BEDROOM 2 8'5" x 12'8" (2.571m x 3.864m)



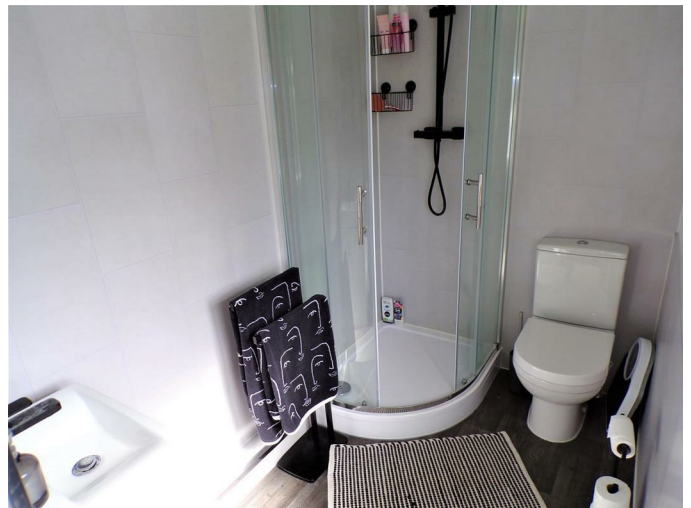
Generously sized room with radiator and uPVC double glazed window to the front and radiator.

BEDROOM 3 9'10" x 6'5" (max) (3.007m x 1.978m (max))



With uPVC double glazed window to the front, radiator, storage cupboard housing the boiler (Worcester Bosch Greenstar 4000 30kw) installed in Nov 2023 and comes with 10 year warranty.

SHOWER ROOM 4'8" x 9'3" (max) (1.439m x 2.821m (max))



Fitted with a three piece suite consisting of W.C, wash hand basin in vanity unit with mixer tap, corner shower cubicle with waterfall shower head, spotlights to the ceiling, frosted uPVC double glazed window to the side, heated towel rail and extractor.

REAR COURTYARD

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



Block paved court yard with bordering to the sides.

GARDEN



Spacious private garden that is mostly laid to lawn with several patio areas for outside entertaining or alfresco dining, storage container, a range of mature shrubs, trees and plants throughout the garden adding extra privacy along with additional borders and gravelled areas.

The property is fronted with a block paved driveway which provides off road parking for multiple vehicles with double opening gates leading onto a concreted area for further parking if necessary.

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.

Council Tax Band

East Lindsey Council Tax Band - A

Brochure Prepared

September 2023.

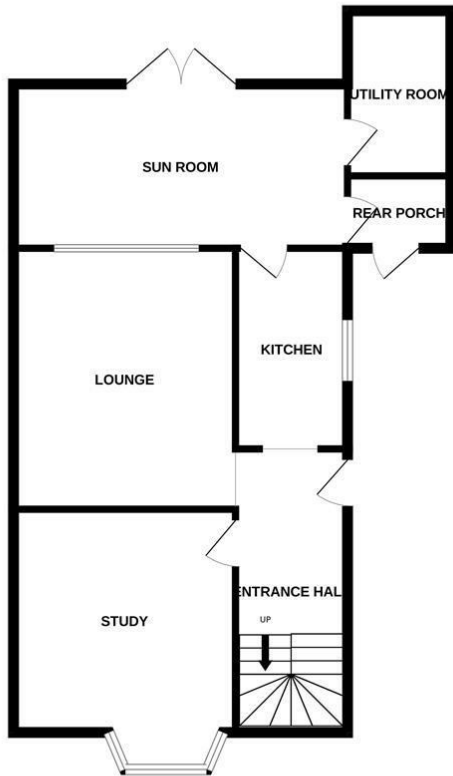
Viewings

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

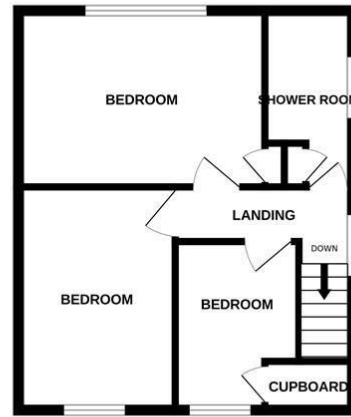
Opening Hours

Floor Plan

GROUND FLOOR

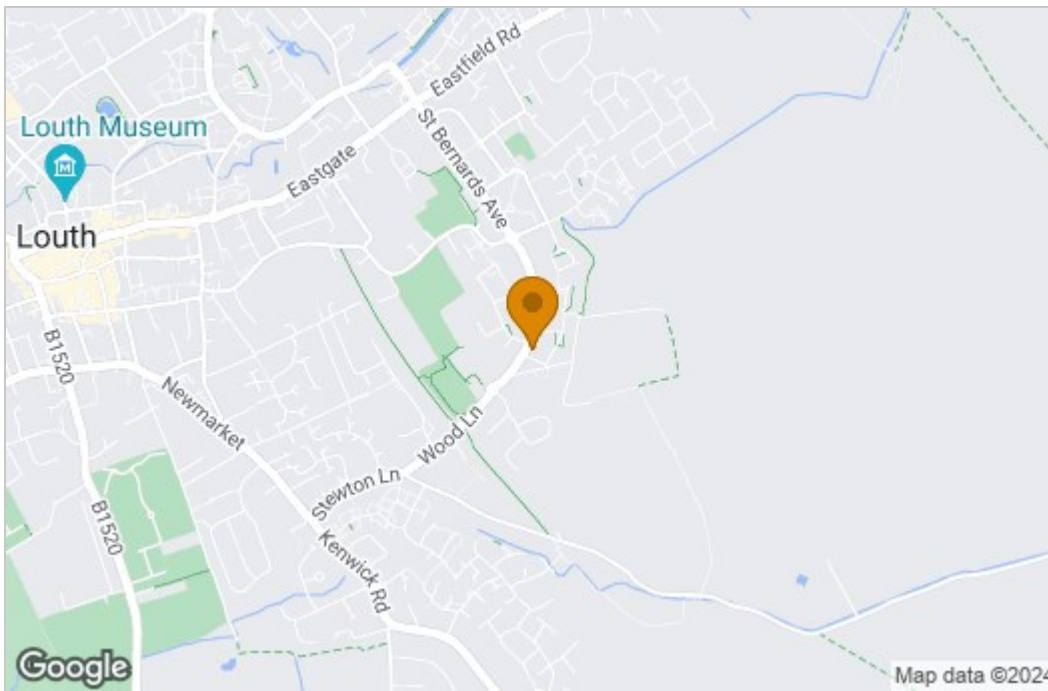


1ST FLOOR

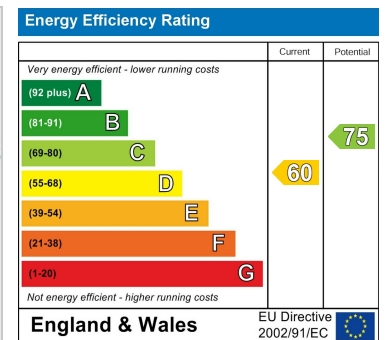


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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