



**LIBRARY CLOSE, NORTHGATE, LOUTH, LN11**  
**GUIDE PRICE £374,999**



**\*NO ONWARD CHAIN\***

Situated in the heart of Louth town centre within walking distance to shops and amenities is this pleasant detached property. Internally benefitting from an entrance hallway, boot room and cloakroom to the ground floor and spacious living throughout to the first floor, comprising a kitchen, utility room, cloakroom and two reception rooms, one with a balcony. As well as three generously sized bedrooms with en-suites off all of them.

Externally the property features a very large garage, ideal for storing your vehicles or creating a workshop space, with a low maintenance outside space to the side and rear of the property.

Internal viewing is advised to appreciate all this property has to offer.



### **Location**

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.

The property is located in the town centre opposite Louth Library.

### **School Catchment Area**

This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School. As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

### **Entrance Hall**

With two uPVC double glazed windows to the front, alarm panel, door into garage, W.C and boot room, a radiator and staircase to the first floor.

### **Boot Room**

9'5" x 10'7"

Fitted with shelving and a useful understair storage area.

### **Toilet**

With low flush w.c and wash basin.

### **Garage Area**

43'11" x 18'3" + 30'9" x 30'7"

With door from the Entrance Hallway, and fitted with a range of base and wall cupboards with inset sink, workshop area and a wooden garage door.

### **Return Staircase**

To landing and to utility room.

### **Utility Room**

6'3" x 11'8"

Fitted with a single drainer sink in base units, wall units, uPVC double glazed window to front, loft access hatch, Vaillant boiler, radiator, space for washing machine and a door into W.C.

### **Toilet Off**

With w.c, wash basin, radiator and consumer unit.

### **Lounge**

23'7" x 15'1"

With uPVC double glazed window to front and rear, radiator and door into inner hallway.

### **Kitchen**

10'9" x 9'0"

Fitted with a range of wall, base and drawer units with worksurface over, 1 1/2 bowl sink unit, integrated appliances including a 4 ring hob, oven and grill, fridge, dishwasher and extractor. The splashbacks are tiled and there are spotlights to the ceiling.

### **Dining/Sitting Room**

19'1" x 14'5"

With uPVC double glazed windows to front and rear, uPVC double glazed sliding door to the balcony and 2x radiators.

### **Balcony**

14'4" x 13'9"

### **Inner Hallway**

With double and single storage cupboards, lighting and hot water cylinder.

### **Bedroom Two**

15'11" x 11'5"

With 2x double fitted wardrobes with lighting and uPVC double glazed window over balcony.

### **En-Suite Shower Room**

With shower cubicle, wash basin in vanity unit, low suite w.c, radiator and Velux window.

### **Bedroom Three / Study**

8'9" x 17'6" max

With uPVC double glazed window to the side and radiator.

### **Shower Off**

With shower unit and wash basin in vanity unit.

### **Bedroom One**

14'7" x 11'6"

With double wardrobes with lighting and uPVC double glazed window to front.

### **En-Suite**

Part tiled with panelled bath with shower attachment over, wash basin in fitted unit, low suite w.c, radiator, Velux window and extractor.

### **Outside**

Small gravelled gardens for ease of maintenance to the rear and side of the property, with a side passageway which leads to the front of the property.

### **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.

### **Total Floor Area**

195m<sup>2</sup> / 2,099ft<sup>2</sup>

### **Council Tax Band**

East Lindsey Council Tax Band: E

### **Brochure Prepared**

May 2024.

### **Viewings**

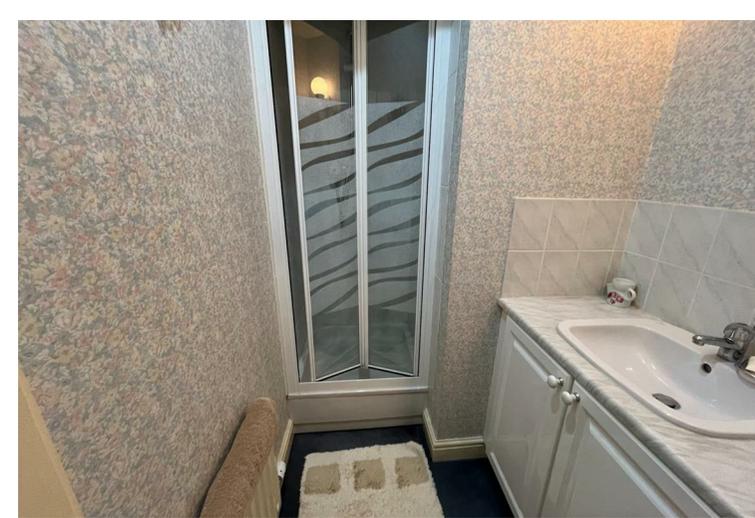
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

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

Saturday 9:00am to 1:00pm







Total area: approx. 364.2 sq. metres (3920.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY  
01507 601633 / survey@tes-property.co.uk

