



Garden Cottage Ugate, Louth, LN11 9ET
Guide Price £130,000

NO ONWARD CHAIN

TES Property bring to the market this two bedroom semi-detached cottage located in the heart of Louth town centre. Tucked away down a passageway with stunning views of St James Church, internally comprising an entrance hall, kitchen, lounge/diner, bathroom and two bedrooms, one with a dressing room. Front courtyard garden and large rear gardens, also benefitting from lovely views of the church.

Hallway



Vinyl flooring, radiator, fire alarm, loft hatch with eaves access and doors leading to all other rooms. Thermostatic control, consumer unit and spot lights to the ceiling. Door with access to storage cupboard.

Kitchen 10'2" x 7'4" (3.10 x 2.23)



Access via fire door from the hallway. Vinyl flooring. Base and drawer units with roll top work tops. Tiled splash backs, one and a half stainless steel sink, down lighters in ceiling, space and plumbing for washing machine and space for cooker. Wall mounted Ideal Logic gas combination boiler. Wooden single glazed sash windows to the front giving lovely views of St James Church. Fire door leading to;

Lounge 10'2" x 7'4" (extending to 18'9" into recess) (3.10 x 2.24 (extending to 5.72 into recess))



A good sized airy room with radiator, aerial point and wall lighting. Open fireplace with brick surround. Storage area in recess. Wooden single glazed sash windows to the front with impressive views of St James Church and the front courtyard garden.

Bedroom 1 7'7" x 12'8" (2.30 x 3.85)



Telephone point and TV Aerial point. Radiator and spot lights to the ceiling. Door leading to dressing room with shelving and clothes rail. Wooden single glazed window to the side with views over the garden.

Dressing Room



Bedroom 2 12'8" x 7'3" (3.85 x 2.21)



Radiator, and spot lights to the ceiling. Wooden single glazed sash window to the front with views of St James Church.

Bathroom 7'7" x 6'5" (2.30 x 1.95)



White bath suite comprising of roll top bath with mixer tap and wall mounted shower attachment. Close coupled

W.C and pedestal wash basin with mixer tap. Radiator, extractor fan, mirrored splashbacks and laminate flooring.

Access

The property is accessed via wooden double doors off Upgate which lead into a shared passageway. At the end of the passage way is a further wooden slated gate leading to the walled front courtyard garden of the property, with gravelled area and concreted pathway. A door in the wall leads to a neighbouring property which has right of access.

Rear Garden



Accessed via stone steps from the front walled garden, there is a surprisingly large garden mainly laid to lawn with some mature shrubs on the border. There are wonderful views of the church and spire. A stone path leads half way down one side to the boundary where the neighbour has an access door to their rear garden.

Agent Notes

We believe that two neighbouring properties have pedestrian access across the courtyard, one of which has access down the side of the garden.

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

We have been informed that the property will be sold Leasehold. Details and duration of the lease to be confirmed.

Council Tax Band

East Lindsey Council Tax Band A

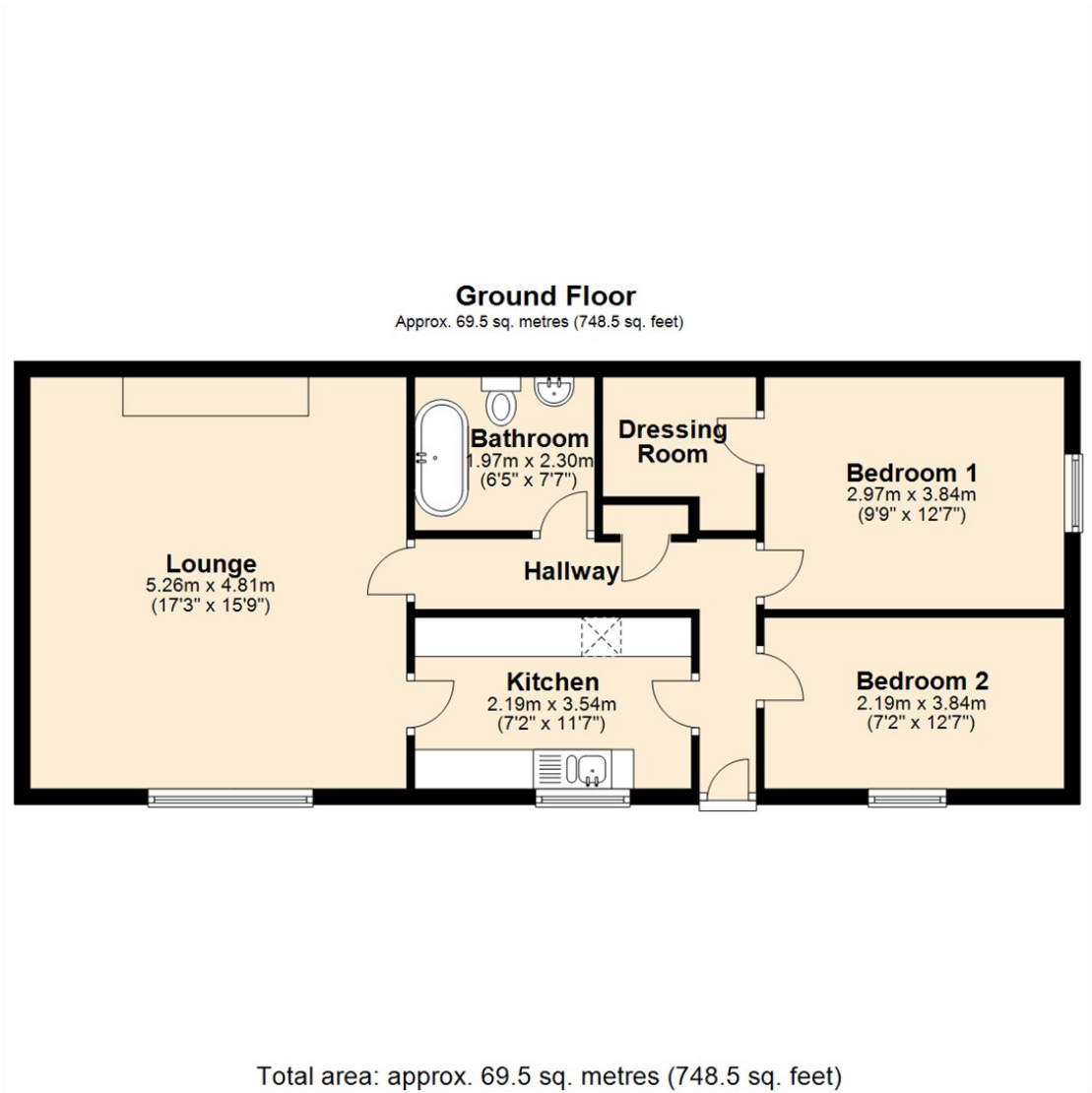
Viewings

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

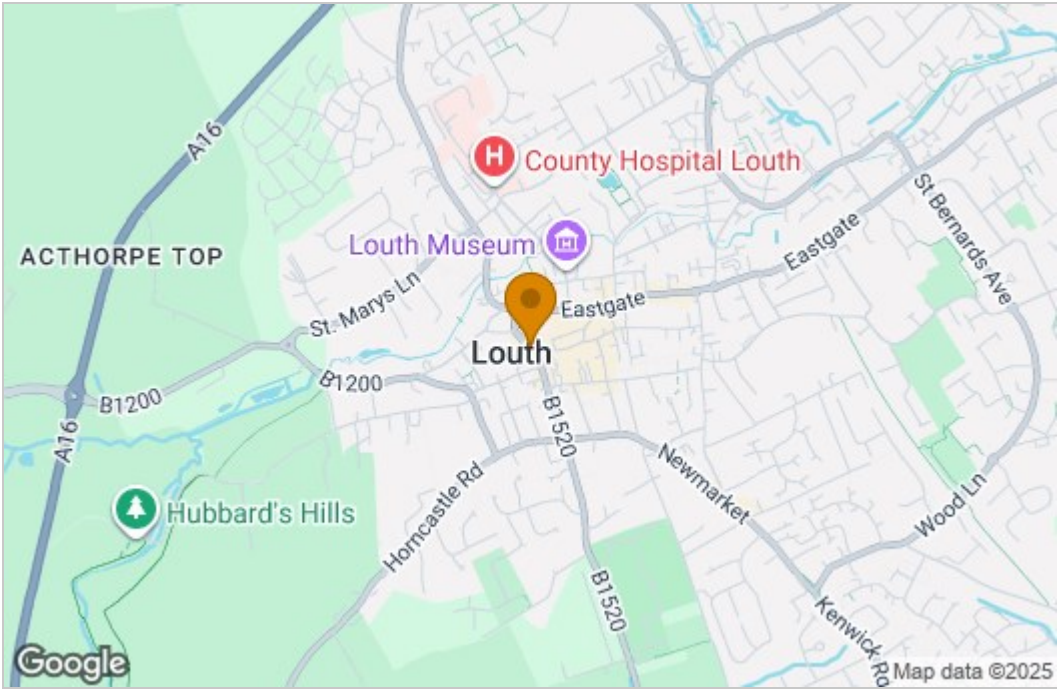
Opening Hours

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

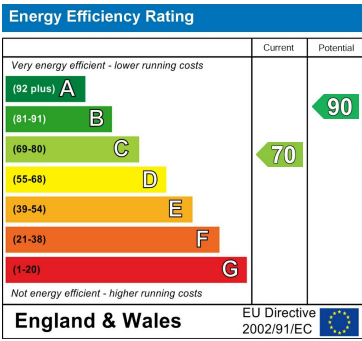
Floor Plan



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.