



62 Newmarket, Louth, LN11 9EQ

Asking Price £136,000

TES Property bring to the market this two bedroom end of terrace town house located just a short walk into the town centre of Louth and to all amenities. Internally this delightful property features an entrance porch, living room, ground floor bathroom and a bright and airy kitchen with patio doors off. To the first floor there are two bedrooms and access into the loft room via bedroom one. Further benefitting from an enclosed rear garden with several seating areas and a small garden space to the front.

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 Porch 4'7" x 2'11" (1.41m x 0.89m)



Enter the property into the front porch via a uPVC front door, there is ample space for coats and shoes, two uPVC double glazed windows and a door leading into the living room.

Living Room 10'11" x 11'11" (3.33m x 3.64m)



Cosy living room with uPVC double glazed window to the

front, two built-in storage cupboards which house the consumer unit and meters. There is coving to the ceiling and a radiator. A door leads into the inner hallway.

Inner Hall

With doors into the bathroom and kitchen and a useful under stair storage cupboard.

Bathroom 5'4" x 8'0" (1.63m x 2.44m)



Fitted with a three piece suite consisting of a panelled bath with shower head over and glass shower screen, W.C and wash hand basin. The walls are fully tiled with a uPVC double glazed privacy glass window to the rear, shaving point, laminate flooring and a radiator.

Kitchen 11'2" x 6'10" (3.41 x 2.09m)



Bright and airy room fitted with a range of high gloss white wall, base and drawer units with a complimentary worktop over, integrated appliances including a washing machine, fridge, freezer and oven with four ring gas hob above and splashback. There is a one and a half bowl stainless steel sink unit with drainer and mixer tap, a cupboard houses the 'Logic' gas boiler, two uPVC double glazed windows to the side, uPVC patio doors to the rear and a staircase to the first floor.

First Floor Landing

Access to both first floor bedrooms.

Bedroom 1 10'10" x 11'11" (3.31m x 3.64m)



With uPVC double glazed window to the front, coving to the ceiling and a radiator. There is access to the loft room via a pull down ladder.

Bedroom 2 8'0" x 9'4" (2.44m x 2.86m)

With uPVC double glazed window to the rear, coving to the ceiling, built in storage cupboard and a radiator.

Loft Room 6'9" x 10'3" (2.06m x 3.14m)



Accessed via bedroom 1. With wooden velux window, power and lighting.

Outside



The property is accessed via steps leading up to the front garden and pathway which has a right of way access for neighbouring properties. The rear garden is fully enclosed with fencing and bricked walls to the boundary. Steps lead up to the rear of the garden where there is a seating area and space for a small shed. The majority of the garden is laid with planters and

borders with a variety of mature shrubs, trees and plants throughout. There are areas laid to lawn, gravelled areas and a concrete seating area with an 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.

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

Council Tax Band

East Lindsey Council Tax Band A.

Brochure Prepared

January 2025.

Floor Plan

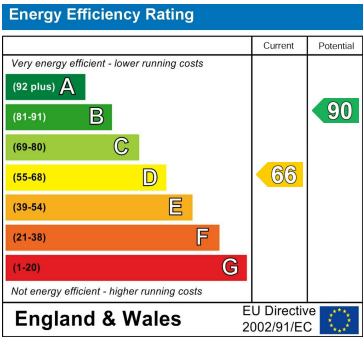


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metroplan 10/2025

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.