



3 St. Michaels Road, Louth, LN11 9DA
Asking Price £130,999

Reduced By Motivated Seller for a Quick Sale

TES Property bring to the market this well presented mid terrace town house located just a short walk into the town centre of Louth. This attractive home is perfect for a first time buyer or buy to let investment and consists of an entrance hall, breakfast kitchen, living room, two bedrooms and a bathroom along with a courtyard garden to the rear. With the added benefit of having a new boiler fitted in 2023 with 8 years of warranty remaining, along with recent wall and loft insulation installed improving the EPC rating to a C, this property is not to be missed!

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 Hall 3'6" x 8'2" (1.08m x 2.50m)



Welcoming entrance with window to the front, a useful under stair storage cupboard and a door leading into the lounge.

Lounge 9'6" x 13'3" (2.92m x 4.04m)



Cosy room with window to the front, coving to the ceiling, smoke alarm, built in storage cupboard and a radiator. A door leads into the kitchen.

Breakfast Kitchen 9'4" x 11'9" (2.85m x 3.60m)



Modern kitchen fitted with a range of wall, base and drawer units with splashbacks, worktops incorporating a one bowl stainless steel sink unit with drainer and mixer tap, there is an integrated oven and four ring electric hob with extractor above, space for fridge freezer and under counter space and plumbing for a washing machine. A door leads out to the rear garden with a window to the rear, a radiator, coving to the ceiling and a staircase leading up to the first floor landing.

First Floor Landing



Access to both bedrooms and the bathroom, window to the rear, wall mounted 'Worcester' combination boiler and loft access hatch.

Bedroom 1 8'9" x 11'1" (2.69m x 3.38m)



With window to the rear, built in storage cupboard and a radiator.

Bedroom 2 9'4" x 10'2" (2.87m x 3.12m)



With window to the front, two built in storage cupboards and a radiator.

Bathroom 6'7" x 7'1" (2.03m x 2.17m)



Fitted with a three piece suite consisting of a corner bath with shower over and curtain rail, W.C and wash hand basin with mixer tap. There is a window to the front, tiled splashbacks, extractor and a radiator.

Outside



To the rear of the property is an enclosed courtyard with space for potted plants and somewhere to sit and relax with outside lighting.

There is the right of access through the garden for the neighbouring 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.

Brochure Prepared

March 2025.

Viewings

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

Opening Hours

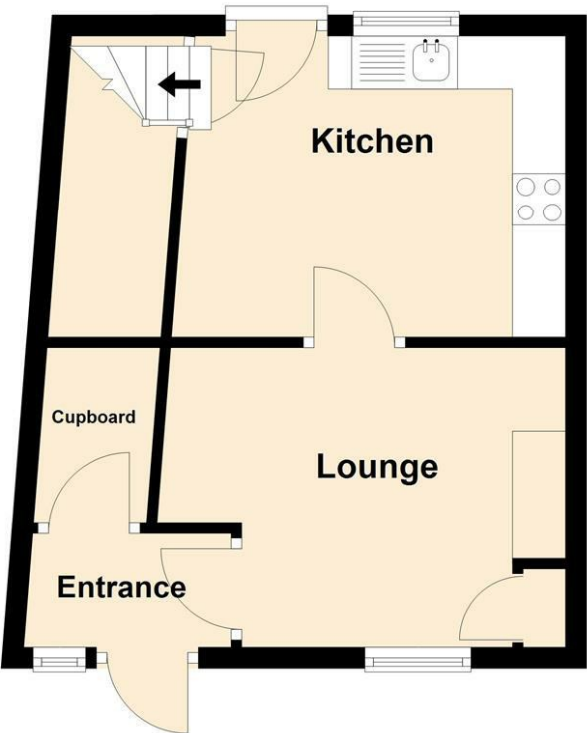
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan

Ground Floor

Approx. 28.3 sq. metres (304.3 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.7 sq. feet)

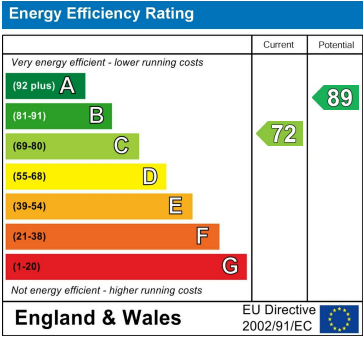


Total area: approx. 58.9 sq. metres (634.0 sq. feet)

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.