



7 Kings Court, Louth, LN11 7UH
Asking Price £199,995

NO ONWARD CHAIN!

TES Property bring to the market this three bedroom semi detached house located in the market town of Louth. Benefitting from a front and bigger than average rear garden along with off road parking and a garage and internally consisting of a kitchen, dining room, lounge and conservatory, along with three bedrooms and a bathroom to the first floor.

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 4'10" x 4'4" (1.49m x 1.33m)

With staircase to the first floor landing and a wall mounted thermostat.

Lounge 14'6" x 12'10" (4.44m x 3.92m)



Cosy lounge with feature fitted gas fire with brick back and stone hearth, double glazed timber window and a useful under stairs storage cupboard.

Dining Room 9'8" x 8'9" (2.97m x 2.68m)



With uPVC sliding door to the conservatory and a radiator.

Kitchen 9'8" x 8'7" (2.95m x 2.62m)



Fitted with a range of pine wall, base and drawer units with worktop over incorporating a 1 1/2 bowl sink unit and drainer, tiled splashbacks, there is space for a washing machine, oven and hob with extractor over, timber door and windows and a radiator.

Conservatory 16'4" x 8'6" max. (4.99m x 2.60m max.)



With doors leading out to the rear garden, tiled flooring, Perspex roof, radiator, wall lighting and space for a fridge freezer.

Landing



First Floor landing with loft access hatch and a cupboard housing the hot water cylinder.

Bedroom 1 10'8" x 9'1" minimum (3.26m x 2.77m minimum)



With double glazed window to the front, three fitted wardrobes and a radiator.

Bedroom 2 10'0" x 7'10" min (3.05m x 2.41m min)



With double fitted wardrobes, a radiator and double glazed window to the rear.

Bedroom 3 7'5" x 6'7" (2.28m x 2.03m)



With radiator and double glazed window to the rear.

Bathroom 8'3" x 5'10" (2.53m x 1.78m)



Fitted with a three piece suite comprising a panelled bath with shower over, pedestal wash basin and low suite w/c. The walls are part tiled with double glazed timber window, extractor and a radiator.

Single Garage 18'0" x 8'4" (5.50m x 2.56m)

With up and over door, power and lighting and houses the gas central heating boiler.

Front Garden

The property is fronted with a driveway which provides off road parking and leads down to the single garage. There is a front garden which is laid to lawn with shrub borders.

Rear Garden



The sizeable rear garden is laid mainly to lawn with mature trees and shrubs with fencing to the boundary.

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

April 2025.

Council Tax

East Lindsey District Council Tax Band B.

Viewings

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

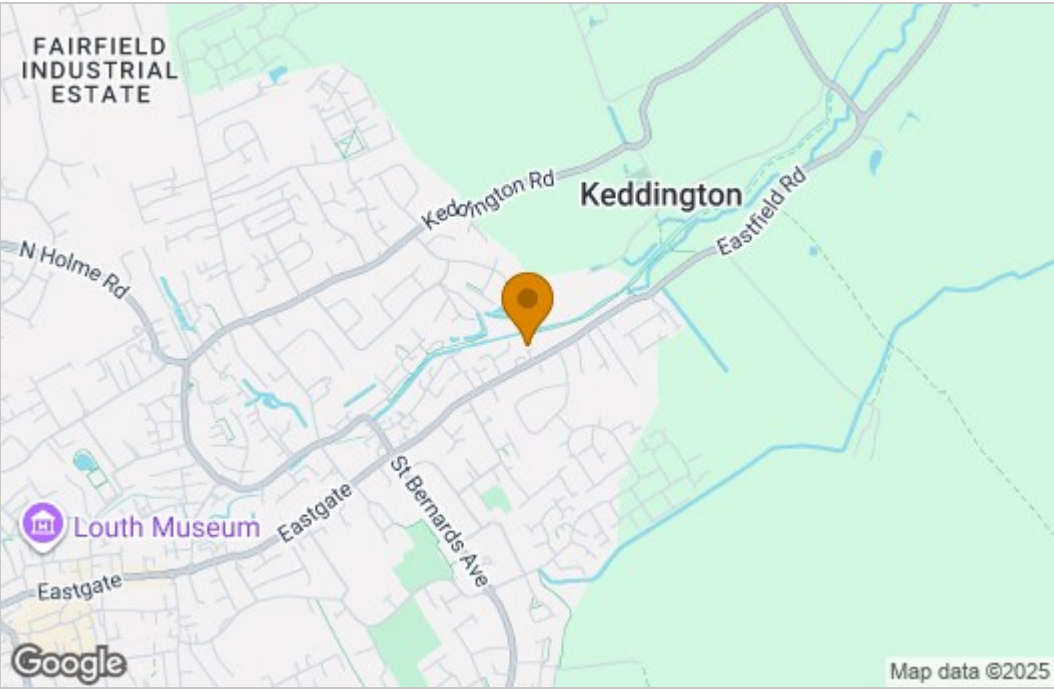
Opening Hours

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

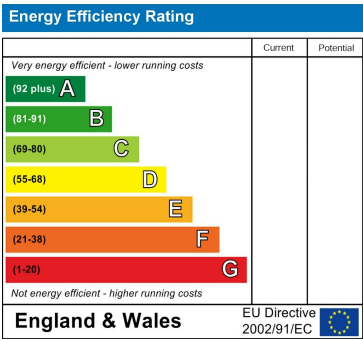
Saturday 9:00am to 1:00pm

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.