



**78 High Holme Road, Louth, LN11 0HE**  
**Asking Price £146,999**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this attractive mid terrace town house located in the market town of Louth, within walking distance to local shops and amenities. This delightful home has been well maintained throughout and consists of a lounge, breakfast kitchen, ground floor shower room and two bedrooms along with a low maintenance courtyard garden. The perfect property for a first time buyer or buy to let!

## 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.

## Lounge 17'2" x 12'0" (5.248m x 3.663m )



Enter the property via a uPVC front door into the lounge where there is a uPVC double glazed window to the front, a radiator, TV aerial point and staircase leading to the first floor landing. A door leads into the inner hall.

## Inner Hall

With storage cupboard, smoke alarm and door leading into the kitchen.

## Breakfast Kitchen 7'7" x 13'11" (2.313m x 4.243m )



Modern kitchen fitted with a range of wall, base and drawer units incorporating a one bowl sink unit with drainer and mixer tap, integrated 'Beko' oven with four ring induction hob with extractor above, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks and breakfast bar. There are patio doors leading out to the rear garden, spotlights to the ceiling and a vertical radiator. A door leads into the shower room.

## Shower Room 10'11" x 13'3" + 2'10" x 2'6" (3.336m x 4.045m + 0.867m x 0.773m)



Fitted with a modern three piece suite consisting of a shower cubicle with rainfall shower head and attachment with folding glass door, a wash hand basin and w/c. There is a uPVC double glazed privacy glass window to the rear, tiled splashbacks, spotlights to the ceiling and a heated towel rail.

## Landing

Smoke alarm and doors into both bedrooms.

## **Bedroom 1 8'8" x 12'10" (max.) (2.667m x 3.935m (max.))**



With radiator, uPVC double glazed window to the rear, built in wardrobe and storage cupboard and loft access hatch.

## **Bedroom 2 10'10" x 7'2" (3.305m x 2.202m)**



With uPVC double glazed window to the front, a radiator and built in wardrobe.

## **Outside**



The property is fronted with a concrete pathway leading to the front door with a small garden area to the side with slate chippings. The area is enclosed with a dwarf brick wall and fencing.

To the rear of the property is an enclosed courtyard with gravelled patio area and decking. There is a small storage shed and a gate to the side leading to the neighbouring property with right of way access.

### **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 A.

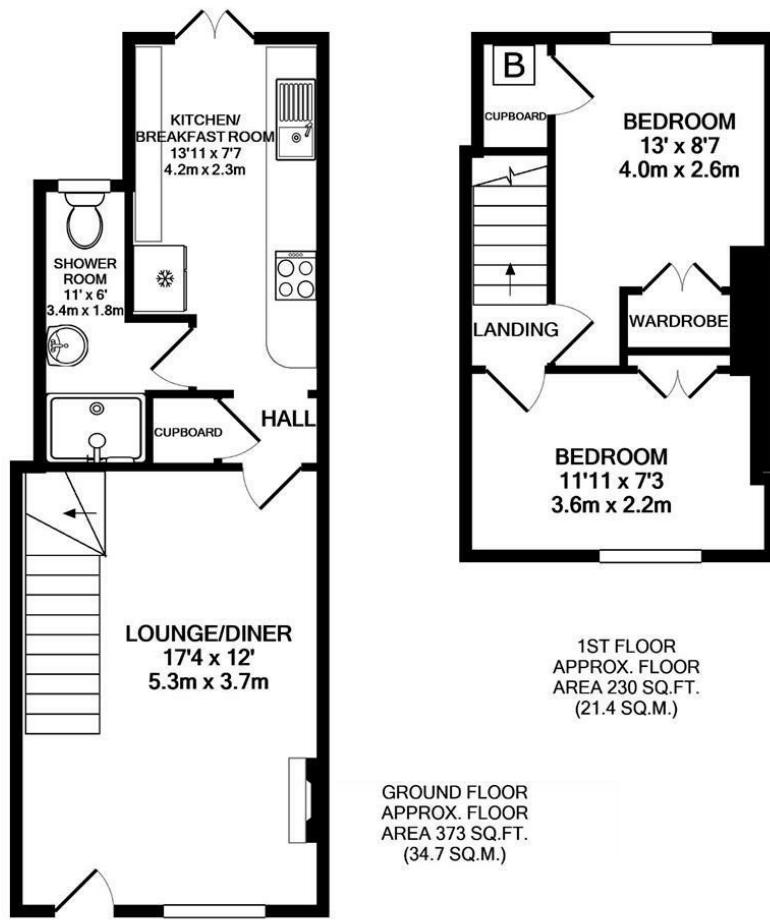
### **Viewings**

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

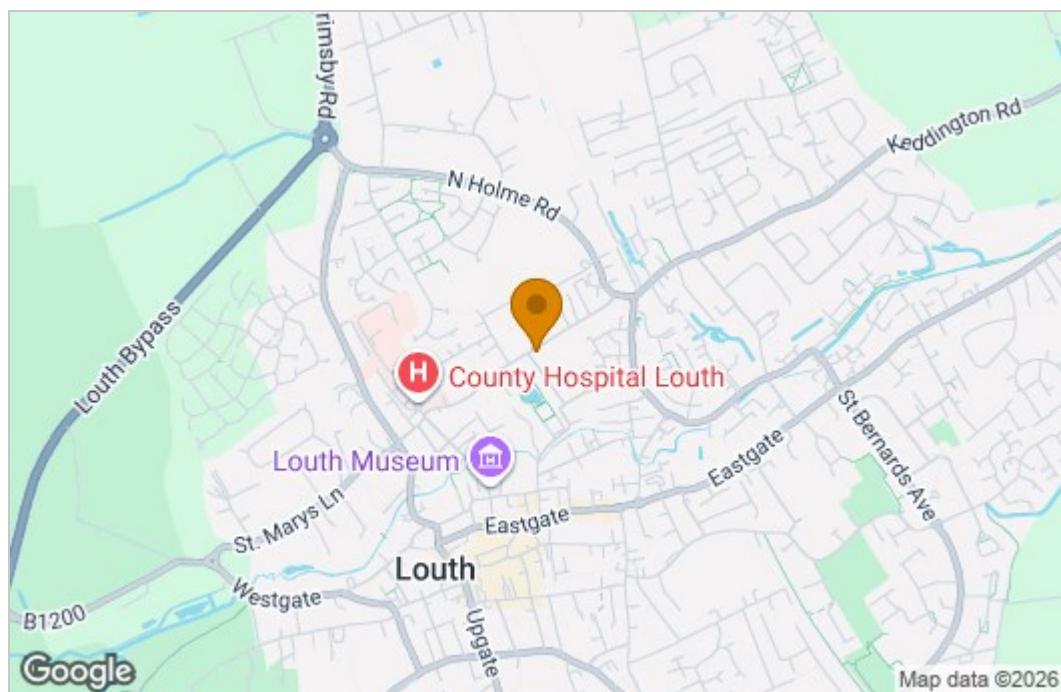
## Floor Plan



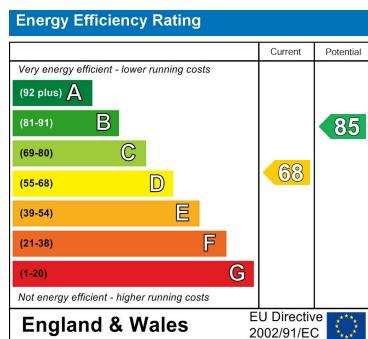
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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## 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.

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