



**55 Newmarket, Louth, LN11 9EF**

**Asking Price £199,995**

TES Property bring to the market this attractive town house located in the market town of Louth, within walking distance to the town centre and located within close proximity to the Asda garage and convenient store. This delightful home has been well maintained throughout and features a lounge diner, kitchen, three bedrooms and a bathroom. There is a front garden and courtyard to the rear with access via a shared passageway. The property is located just a few minutes walk from the cattle market where there is ample parking for visitors. Viewing is highly recommended!



### 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.

### Hallway



Enter the property via a uPVC front door into the welcoming hallway where there is a radiator, laminate floor and staircase to the first floor. A door leads into the lounge diner.

### Lounge/Diner 12'10" x 10'10" + 12'10" x 10'9" (3.917m x 3.308m + 3.921m x 3.288m )



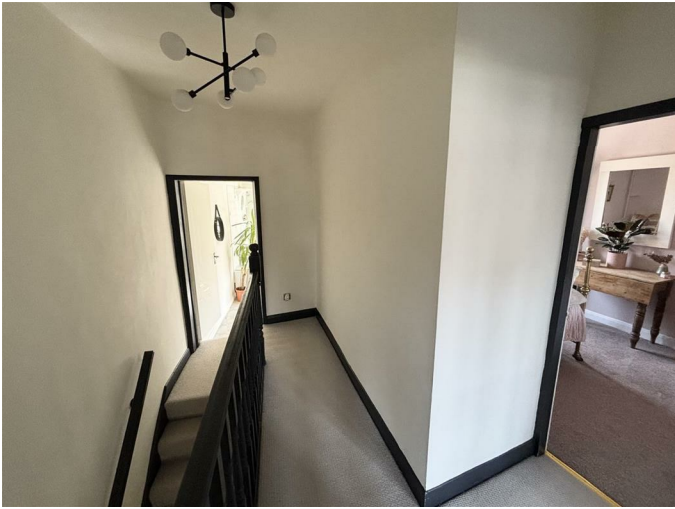
Spacious area split into two sections, the dining area and lounge area. There is laminate floor, a feature fireplace with tiled hearth and surround with wooden mantle, windows to the front and rear, coving to the ceiling, wall lighting, storage cupboard and two radiators. A door leads into the kitchen.

### Kitchen 12'6" x 7'9" (3.828m x 2.376m)



Galley style kitchen fitted with a range of shaker style wall, base and drawer units with wood effect worktop over incorporating a 1 bowl sink unit with drainer and mixer tap, space for an oven with extractor over, space and plumbing for a washing machine and dishwasher and space for fridge freezer. The splashbacks are tiled with a uPVC double glazed window to the side, uPVC door out to garden, tiled flooring and spotlights.

## Landing



Split level landing with doors leading into the bathroom and all three bedrooms.

## Bathroom 8'2" x 13'1" (2.504m x 3.993m)



Fitted with a modern three piece suite consisting of a panelled bath with jacuzzi shower head over and shower screen, w/c and wash hand basin. There are tiled splashbacks, a radiator, uPVC double glazed privacy glass window to the side and an airing cupboard housing the hot water cylinder and fitted with shelving.

## Bedroom 1 11'3" x 11'0" (3.450m x 3.359m )



With radiator and wooden double glazed window to the front.

## Bedroom 2 10'10" x 11'6" (3.311m x 3.510m )



With radiator and uPVC double glazed window to the rear.

## Bedroom 3 10'11" x 6'11" (3.349m x 2.124m )



With radiator and wooden double glazed window to the front.



## Rear Courtyard



Fully enclosed paved courtyard with a gateway leading into shared passageway, there is an outside tap, fitted wooden planters and space for table and chairs.

### 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 Lindsay District Council Tax Band A.

### Viewings

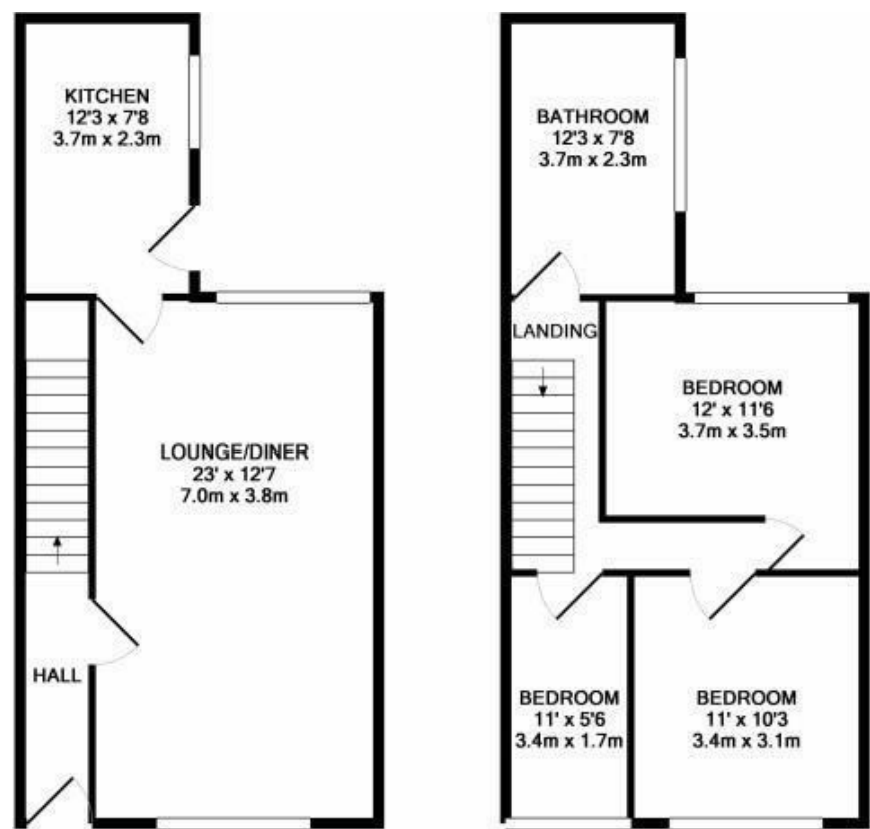
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan



TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)

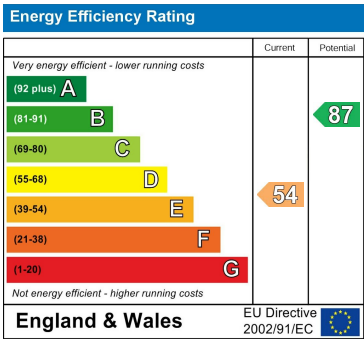
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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