TES PROPERTY

20 St. Michaels Road, Louth, LN11 9DA

Asking Price £155,000

NO ONWARD CHAIN

TES Property bring to the market this well maintained town house in the market town of Louth, located within walking distance to amenities and the town centre. This delightful property offers sizeable rooms throughout consisting of a lounge diner, kitchen, two double bedrooms and a bathroom. The property is located just a few minutes walk from the cattle market where there is ample parking for visitors and further benefits from an enclosed rear garden with dog kennel and decking area. 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.

Entrance Hallway

Welcoming entrance with radiator, staircase to the first floor landing and a door into the lounge diner.

Lounge 11'9" x 12'4" (3.586m x 3.770m)

With wooden flooring, wooden single glazed window to the front, built in storage cupboard and a radiator.

Dining Room 12'2" x 12'2" (3.714m x 3.721m)

With ample space for a dining table, wooden single glazed window to the rear, wooden flooring, built in storage cupboards and a radiator. An opening leads onto the kitchen.

Kitchen 11'9" x 6'3" (3.599m x 1.920m)

Galley style kitchen fitted with a range of shaker style wall, base and drawer units with worktop over incorporating a one bowl stainless steel sink unit with drainer and mixer tap, there is space for an oven, fridge freezer, washing machine and dishwasher and tiled flooring. A door leads out to the rear garden with window to the side,

First Floor Landing

Split level landing with a radiator, loft access hatch and doors into both bedrooms and the bathroom.

Bedroom 1 15'0" x 12'2" (4.587m x 3.732m)

Large double bedroom with a radiator, wooden single glazed window to the front and feature open fireplace.

Bedroom 2 9'0" x 12'2" (2.766m x 3.716m)

Double bedroom with a radiator and wooden single glazed window to the rear.

Bathroom 6'3" x 11'9" (1.922m x 3.605m)

Modern bathroom fitted with a three piece suite

consisting of a P shaped bath with rainfall shower head and glass screen, w/c and wash hand basin with cupboards. There is a wooden single glazed window to the side, heated towel rail and a cupboard housing the 'Viessmann' boiler.

Rear Garden

The rear garden is fully enclosed with brick walls with a gate into next door for access. The garden features a kennel with outdoor run. There is an outside tap, concrete patio, an area laid to lawn and decking area to the rear.

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.

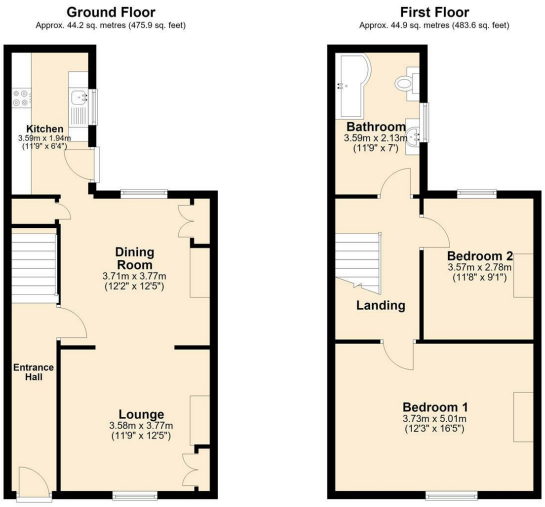
Brochure Prepared
April 2025.

Council Tax Band
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

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

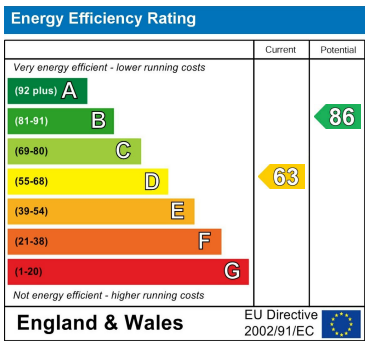
Floor Plan



Total area: approx. 89.1 sq. metres (959.5 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.

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