



5 Newmarket, Louth, LN11 9HH

Asking Price £120,000

NO ONWARD CHAIN!

TES Property bring to the market this mid terrace town house located in the market town of Louth, within walking distance to the town centre and amenities. The perfect property for a first time buyer or buy to let investment. Consisting of a front garden and small courtyard to the rear and internally comprising a lounge, kitchen, two bedrooms and a shower room. The property is located just a short distance to the cattle market car park where there is ample parking for visitors!

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 13'1" x 12'0" (4.00m x 3.66m)



Enter the property into the living room where there is an open fireplace with black tile hearth, colour pattern tile sides and wooden mantle, storage cupboards with shelving and smaller cupboard underneath and a single glazed sash window to front. A corner box houses the electric meter and consumer unit and a covered corner gas meter, there is a T.V aerial point and a radiator. A door leads into the kitchen.

Kitchen 8'8" x 10'4" (2.648m x 3.165m)



The kitchen is fitted with a range of wall, base and drawer units with roll top worktop over incorporating a stainless steel sink unit with drainer and white tile splashbacks, there is an integrated electric 'Algor' oven with 'Beko' 4 ring gas hob and extractor over, space for fridge and space and plumbing for a washing machine. There is a staircase to first floor with a storage and cloak cupboard below, a wall mounted 'Worcester' boiler, uPVC double glazed sash window to the rear with timber door to the rear and a radiator.

First Floor Landing

With loft access hatch, smoke detector and extractor fan switch.

Bedroom 1 13'1" x 12'0" (4.00m x 3.67m)



With radiator, single glazed sash window to the front, feature fireplace, wall mounted lighting, T.V aerial point and hanging rail to wall recess.

Bedroom 2 8'7" x 6'0" (2.63m x 1.83m)



With radiator, uPVC double glazed sash window to the rear and wall mounted lighting.

Shower Room 5'10" x 4'2" (1.80m x 1.28m)



Fitted with a three piece suite consisting of a wash hand basin, shower cubicle with tile surround and W.C. There is a radiator, uPVC double glazed window to the rear, tile splashbacks, extractor fan and heated towel rail.

Rear



To the rear of the property is a courtyard style area with an outside tap, external lighting and a right of access passageway.

Outbuilding/Store 5'0" x 4'9" (1.54m x 1.45m)

A useful space perfect for storing bikes or other equipment.

Front



Approaching the property via concrete steps up to gated courtyard garden with mature shrubs, trees and plants to all sides and central gravel squares with plants.

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 freehold.

Brochure Prepared

May 2025.

Council Tax

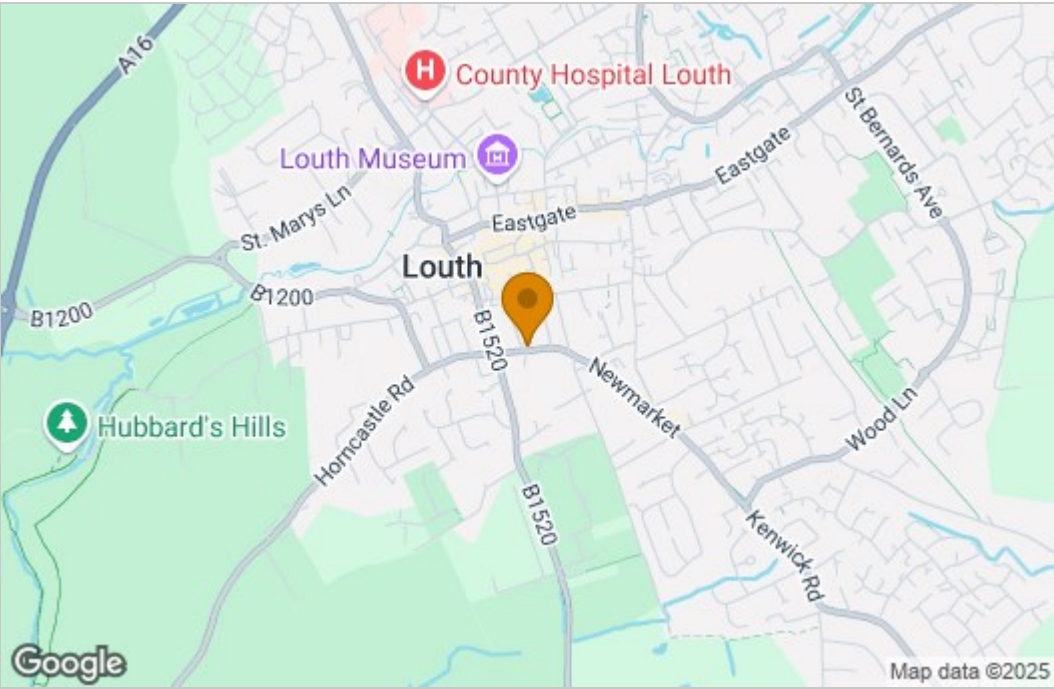
East Lindsey District Council Tax Band A.

Floor Plan

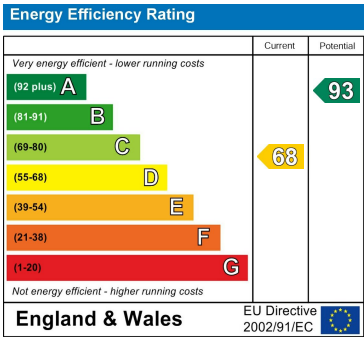


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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