



**11 Glamis Place, Louth, LN11 0YT**

**£165,000**

**NO ONWARD CHAIN!**

TES Property bring to the market this semi detached bungalow located in the market town of Louth, just a short drive to shops and amenities. This cosy bungalow consists of a kitchen, living room, two bedrooms and a bathroom, along with front and rear gardens, a single garage and ample off road parking. 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.

### Kitchen 13'2" x 9'10" (4.025m x 3.022m)



Enter the property via a uPVC door to the side into the dining kitchen where there is a range of wall, base and drawer units with worktop over incorporating a one bowl stainless steel sink unit with drainer and mixer tap, there is an integrated 'Zanussi' oven with 4 ring gas 'Hotpoint' hob with extractor above, space for washing machine, tumble dryer and fridge freezer, a uPVC double glazed window to the front, tiled splashbacks, wall mounted 'Ideal' combination boiler and a radiator. There is a door leading into the inner hall.

### Inner Hall

There is a smoke alarm, loft access hatch and doors leading to all rooms.

### Living Room 10'10" x 16'6" (3.322m x 5.050m)



There is a T.V aerial point, radiator and uPVC double glazed window to the front.

### Bedroom 1 12'11" x 10'10" (3.954m x 3.327m)



With a radiator, uPVC double glazed window to the rear and fitted wardrobes with storage cupboards above.

### Bedroom 2 8'11" x 9'11" (2.723m x 3.037m)



With fitted storage cupboard, a radiator, uPVC double glazed window to the rear and ceiling fan with light.

### **Bathroom 6'11" x 6'9" (2.128m x 2.073m)**



Fitted with a three piece suite consisting of a panelled bath with shower head over and curtain rail, a w/c and wash hand basin. There is a uPVC double glazed privacy glass window to the side, tiled splashbacks, storage cupboard fitted with shelving and a radiator.

### **Outside**



The rear garden is accessed via the garage and is low maintenance with paving to the majority of the area with a small area laid with gravel with fencing to the boundary.

The property is fronted with a garden laid to lawn with pathway. A concrete driveway leads down to the garage and provides ample off road parking. There is outside lighting and tap.

### **Garage 9'8" x 5'2" (2.948m x 1.586m)**

Single garage with up and over door, power and lighting. A door to the side provides access to the rear garden.

### **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**

May 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](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

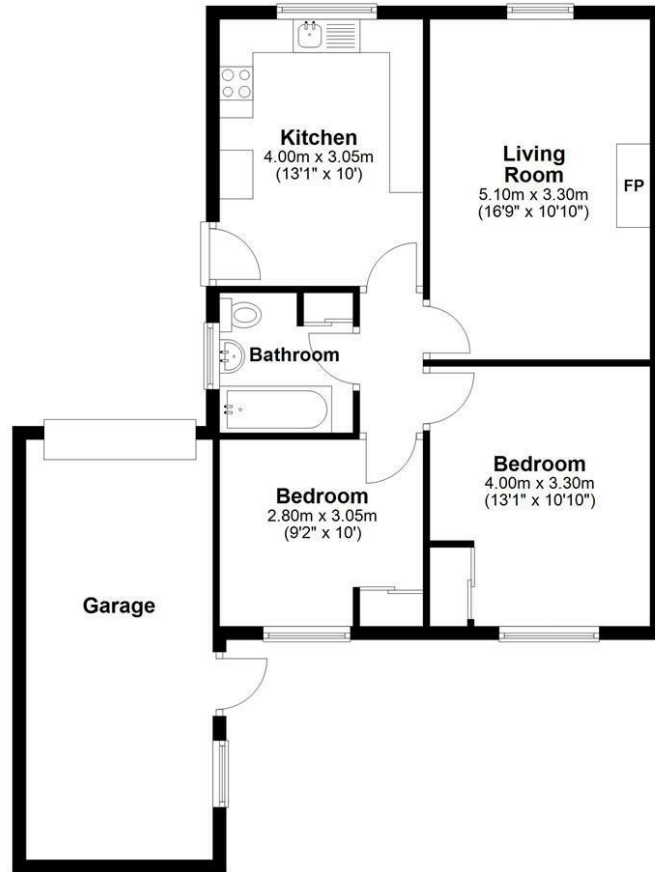
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

# Floor Plan

## Ground Floor

Approx. 76.9 sq. metres (828.2 sq. feet)



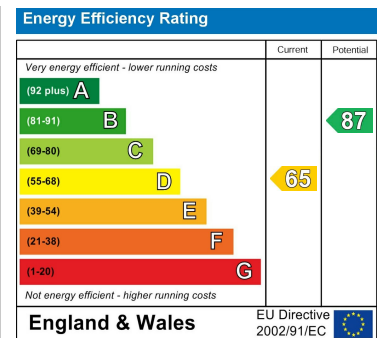
Total area: approx. 76.9 sq. metres (828.2 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

# 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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