



**124 High Holme Road, Louth, LN11 0HE**

**Asking Price £125,000**

**NO ONWARD CHAIN**

TES Property bring to the market this end of terrace property located in the market town of Louth, just a short walk to shops and amenities. Internally comprising a lounge, kitchen, ground floor bathroom and two bedrooms. Externally benefitting from off road parking and a sizeable rear garden with outbuildings.



### 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 10'10" x 11'6" (3.319m x 3.527m)



Enter the property via a uPVC double glazed front door into the lounge where there is a uPVC double glazed window to the front, a radiator and a cupboard housing meters and consumer unit. A door leads into the kitchen.

### Bathroom 5'0" x 5'6" (1.548m x 1.691m)



Fitted with a three piece suite consisting of a panelled bath with shower head over, a w.c and wash hand basin. There are tiled splashbacks, a radiator, uPVC double glazed privacy glass window to the side, wall mounted 'Ideal' combi boiler and extractor.

### Kitchen 9'3" x 8'11" plus 5'6" x 4'4" (2.820m x 2.729m plus 1.694m x 1.329m)



The kitchen is fitted with a range of wall, base and drawer units with contrasting worktop over incorporating a 1.5 bowl sink unit with drainer and mixer tap, integrated oven with 4 ring electric hob, space for washing machine and tumble dryer, space for fridge freezer, radiator, tiled splashbacks, staircase to the first floor with a space below for storage. There is a uPVC double glazed window to the side and additional window and door to the rear and a door into the bathroom.

### Landing

With loft access hatch and doors to both bedrooms.

**Bedroom 1 10'11" x 11'7" (3.352m x 3.537m)**



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

**Bedroom 2 8'10" x 9'11" (2.693m x 3.034m)**



With uPVC double glazed window to the rear, a radiator, TV point.

**W/C 2'11" x 4'2" (0.914m x 1.292m)**



With uPVC door and w.c.

**Outbuilding 5'8" x 7'7" (1.731m x 2.336m)**



Versatile space with window and door.

**Outside**



To the front of the property is a concrete space providing off road parking. Access down the side of the property to a gateway into the rear garden.

The rear garden is fully enclosed with fencing to the boundary, the area is mainly laid to lawn with a concrete area. The garden benefits from an outbuilding, W.C, summer house and brick shed.

**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**

July 2025.

**Viewings**

By prior appointment through TES Property office in Louth  
01507 601633 admin.louth@tes-property.co.uk



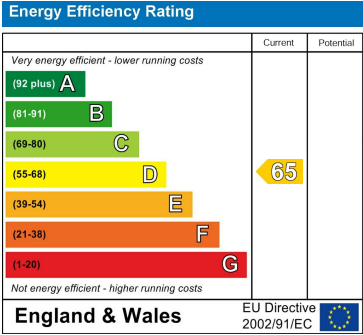
Floor Plan



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.