



**40 Michael Foale Lane, Louth, LN11 0GT**  
**Asking Price £182,950**

TES Property bring to the market this well presented and move in ready mid terrace house located on Michael Foale Lane, a popular residential area close to shops and amenities. This attractive property is the perfect home for a first time buyer or young family, internally consisting of three bedrooms, a modern bathroom, living room, dining room, ground floor W.C and kitchen which has the added benefit of integrated appliances. Externally featuring a front garden, an allocated parking space and an enclosed rear garden with ample space to sit and relax.

Viewing is a must to truly appreciate what is to offer!

### 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

With wall mounted alarm system and coving to the ceiling. Doors lead into the W.C and living room.

### Downstairs W.C 6'3" x 3'5" (1.92m x 1.05m)



Fitted with a low flush W.C and wash hand basin within unit with modern gold effect mixer tap and splashback. There is coving to the ceiling, timber double glazed window, consumer unit and a radiator.

### Living Room 16'11" x 11'5" (5.166m x 3.485m)



Cosy room with timber double glazed window to the front, coving to the ceiling, T.V aerial point and a radiator. A door leads into the dining room.

### Dining Room 10'0" x 13'2" (3.068m x 4.02m)



With ample space for a dining table, a staircase leads to the first floor with storage space below, coving to the ceiling, a radiator and timber double glazed sliding door leads out to the rear garden.

**Open to:-**

### **Kitchen 6'4" x 13'2" (1.95m x 4.02m)**



The kitchen is fitted with a range of modern wall, base and drawer units with a grey wood effect worktop over incorporating a white sink unit and drainer. Benefitting from integrated appliances including a fridge freezer, dishwasher, washing machine and electric oven with four ring gas hob with stainless steel extractor over. There is a breakfast bar with space for a tumble dryer, a cupboard houses the 'Viessmann' boiler, tiled splashbacks, double glazed timber window to rear and coving to the ceiling.

### **First Floor Landing**



With access to all first floor rooms and access to the partly boarded loft via loft ladder.

### **Bedroom 1 9'9" x 11'6" (2.98m x 3.53m)**



With sliding door wardrobe with double hanging space and shelving, double glazed timber window to the front and a radiator.

### **Bedroom 2 9'9" x 9'10" (2.98m x 3.00m)**



With over stair cupboard with shelving, double glazed timber window to the rear and a radiator.

### **Bedroom 3 8'2" x 6'10" (2.51m x 2.09m)**



With a radiator and double glazed timber window to the front.

### **Bathroom 6'8" x 6'0" (2.054m x 1.832m)**



Fitted with a modern three piece suite consisting of a panelled bath with rainfall head shower head over and standard attachment and glass shower screen, and a hidden cistern w/c combined with wash hand basin and cupboard. Fully panelled walls with tiled effect flooring, double glazed timber window to the rear, chrome heated towel radiator and extractor.

### **Rear Garden**



To the rear of the property is a fully enclosed garden which is laid to lawn and features a slate tile patio area with pathway leading to rear gateway, there is a shed and outside tap.

### **Front Garden**

The property is fronted with a brick paved pathway to the front door, there is an area laid to lawn with slate gravelled area and shrub border. There is one allocated parking space.

### **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.

### **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**

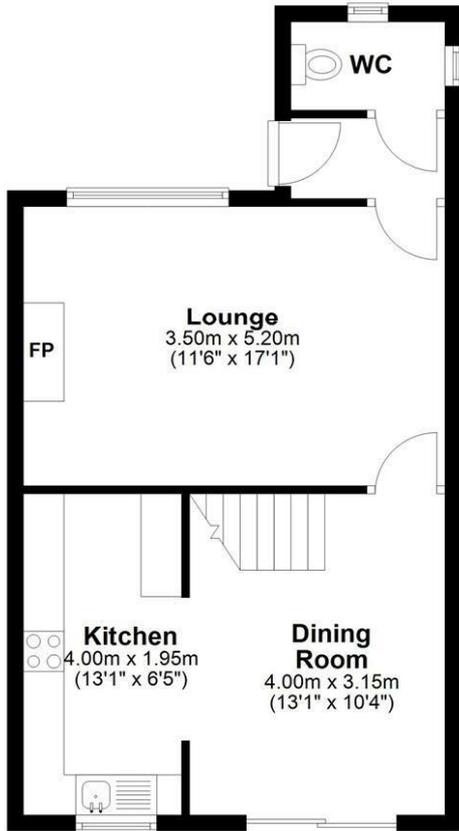
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

## Floor Plan

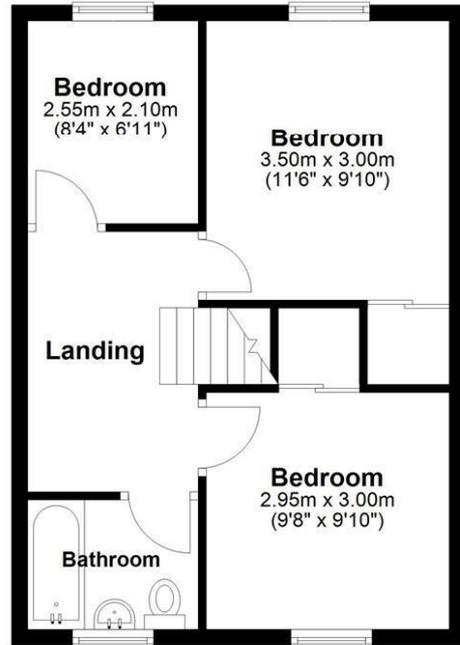
### Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



### First Floor

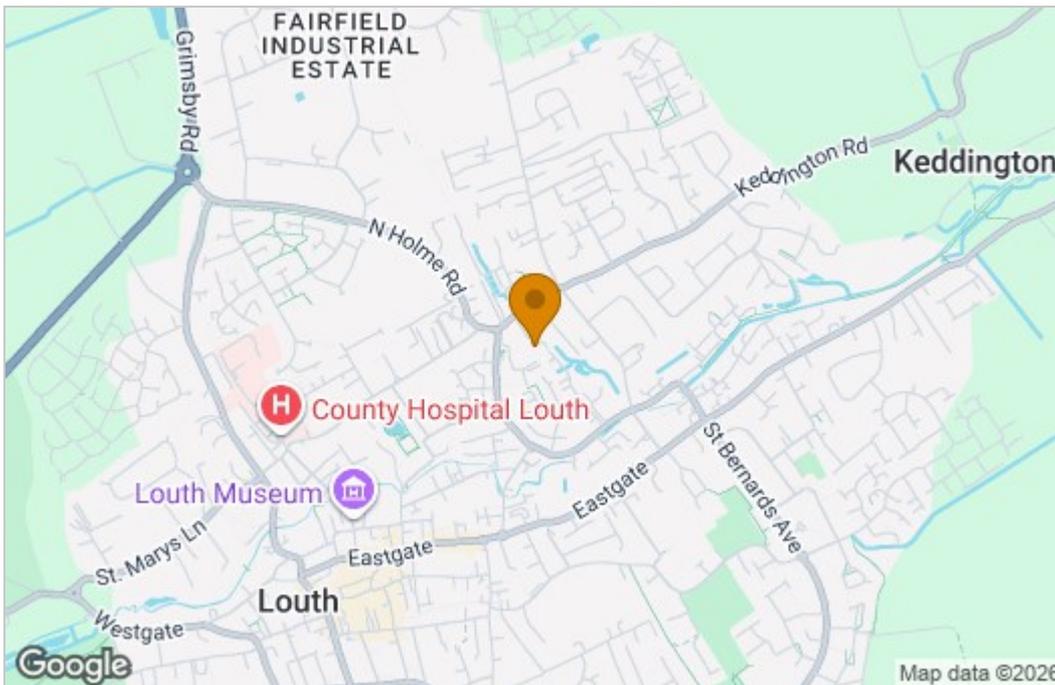
Approx. 39.5 sq. metres (425.4 sq. feet)



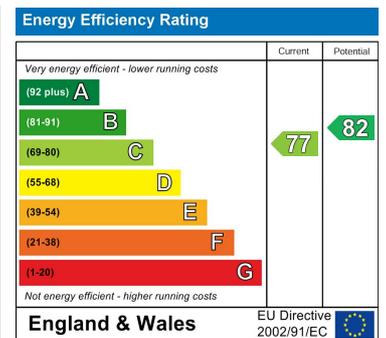
Total area: approx. 83.4 sq. metres (897.8 sq. feet)

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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