



5 Tennyson Road, Louth, LN11 9HZ

Asking Price £165,000

NO ONWARD CHAIN

TES Property bring to the market this attractive and well presented end of terrace house located in the market town of Louth, just a short walk to shops and amenities. Internally the property consists of a living room, kitchen diner, four piece suite modern bathroom, two bedrooms and the added benefit of a loft room. With a sizeable rear garden with ample off road parking and a single garage, this property is not to be missed!

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 Lobby

Enter the property via a double glazed door to front into the lobby where there is a staircase to the first floor, uPVC double glazed window to the side, meter cupboard, Danfoss thermostat and a radiator.

Living Room 12'8" x 14'6" (3.8798m x 4.428m)



Bright and airy room with uPVC double glazed bay style window to the front with white tile sill, feature fireplace with grey tile hearth and wooden decorative mantle, a useful under stair cupboard, coving to the ceiling, T.V aerial point and a radiator.

Open door way to:-

Kitchen/Diner 8'6" x 17'5" (2.613m x 5.33m)

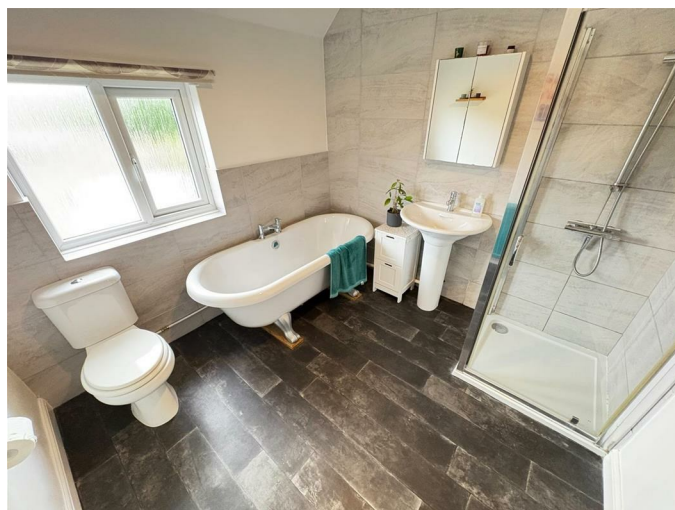


The kitchen is fitted with a range of wall, base and drawer units in off-white with grey worktop over incorporating a Lamona sink and drainer with mixer tap, there is space for a fridge freezer, washing machine and tumble dryer and an integrated electric oven with 4 ring gas hob with extractor over. A cupboard houses the Ideal Logic + boiler, there are tiled splashbacks, a uPVC double glazed window to the side and rear with a double glazed door leading out to the rear garden and a radiator.

First Floor Landing

Loft access hatch and uPVC double glazed window to the side.

Bathroom 8'7" x 8'4" (2.618m x 2.558m)



Fitted with a four piece suite consisting of a freestanding bath with mixer tap, wash hand basin, corner shower cubicle with glass sides and a W.C. There is a uPVC double glazed window to the rear, part tiled walls, mirrored door wall cabinet, extractor and a radiator.

Bedroom 1 9'9" x 14'6" (2.986m x 4.441m)



With decorative fireplace, uPVC double glazed window to the front, radiator and timber door to staircase leading up to:-

Loft Room 12'3" x 7'9" (limited head room) (3.745m x 2.364m (limited head room))



With velux window and a radiator.

Bedroom 2 8'7" x 11'6" (2.628m x 3.513m)



With corner decorative fireplace, radiator and uPVC double glazed window to the rear.

Rear Garden



The property is fronted with a part gravel part concrete driveway which leads down the side of the property to the rear garden and garage through secure wooden gates. The concrete drive continues down to the garage. The rear garden is mainly laid to lawn with a patio area to the rear overlooking the garden with planters around featuring mature shrubs and plants. There is a storage shed and outside tap.

Garage 6'11" x 21'0" (2.13m x 6.415m)



With power and light, personnel door, up and over door and timber window to the side.

Agent Notes

We have been informed there is the right of access through the garden for the neighbouring property.

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.

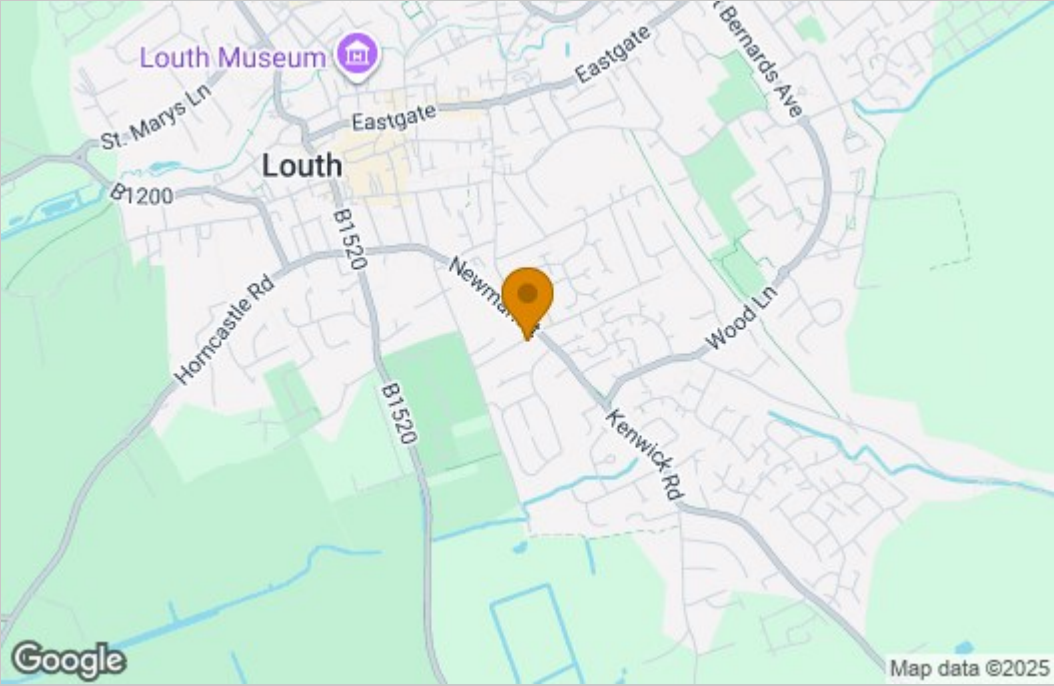
Brochure Prepared

July 2025.

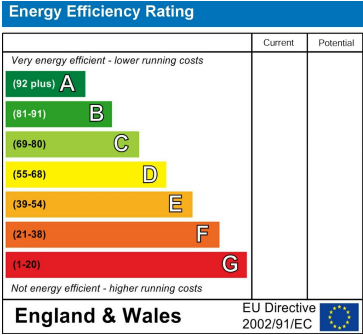
Floor Plan



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.