



**50 Eresbie Road, Louth, LN11 8YG**  
**Asking Price £179,950**

**\*NO ONWARD CHAIN\***

TES Property bring to the market the perfect property for a first time buyer or buy to let investment, located on the popular Weavers Trust development in Louth, close to the railway walk and just a short drive to the town centre. This delightful property is move in ready with a kitchen, lounge diner, three bedrooms and a bathroom. Externally benefitting from front and rear gardens with 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.

### **Entrance Hallway**



Enter the property into the welcoming hallway where there is a staircase to the first floor with space below for storage. There is a radiator, consumer unit and thermostat.

### **Kitchen 9'1" x 8'7" (2.79m x 2.636m)**



The kitchen is fitted with a range of wall, base and drawer units with contrasting worktop over incorporating a one bowl stainless steel sink unit with drainer, there is an integrated electric oven with 4 ring gas hob with extractor over, space for a fridge freezer, washing machine and tumble dryer, tiled splashbacks and tiled flooring, uPVC double glazed window to front and a radiator

### **Lounge Diner 12'11" x 15'4" max. (3.957m x 4.675m max. )**



With uPVC double glazed window to the rear with uPVC patio doors leading out to the rear garden, door to large under stair cupboard space and two radiators.

### **First Floor Landing**

Loft access hatch, airing cupboard housing 'Worcester' boiler and access to all first floor rooms.

### **Bedroom 1 8'5" x 11'1" (2.57m x 3.39m)**



With radiator, coving to the ceiling, large built in wardrobe with shelf and uPVC double glazed window to the rear.

### **Bedroom 2 8'9" x 8'6" (2.68m x 2.61m)**



With radiator, coving to the ceiling and uPVC double glazed window to the front.

### **Bedroom 3 6'7" x 7'7" (2.021m x 2.328m)**



With radiator, coving to the ceiling and uPVC double glazed window to the rear.

### **Bathroom**



Fitted with a three piece suite consisting of a bath with shower over and glass screen, wash hand basin and W.C with tiled walls, tiled flooring, uPVC double glazed window to the front and shaving point.

### **Front Garden**



The property is fronted with a garden laid to lawn with pathway leading to the front door and driveway. The driveway runs along the side of the property and provides off road parking for multiple vehicles. There is an outside store in covered porch and outside tap.



## Rear Garden



The rear garden is mainly laid to lawn with a several patio areas, the garden is fully enclosed with fencing to the boundary with gateway to the front. There are a range of mature plants and shrubs throughout, a large shed and bin store.

## 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)

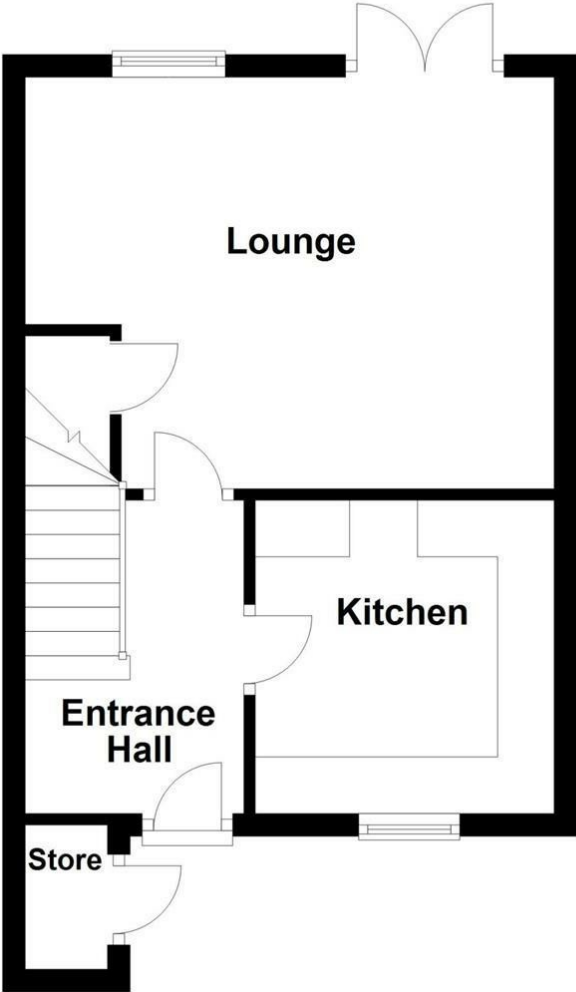
## Opening Hours

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

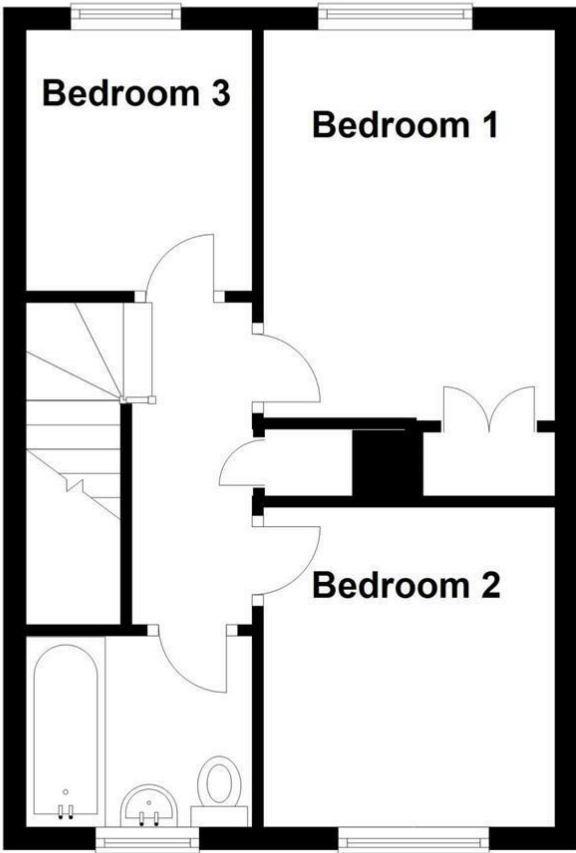
Saturday 9:00am to 1:00pm

Floor Plan

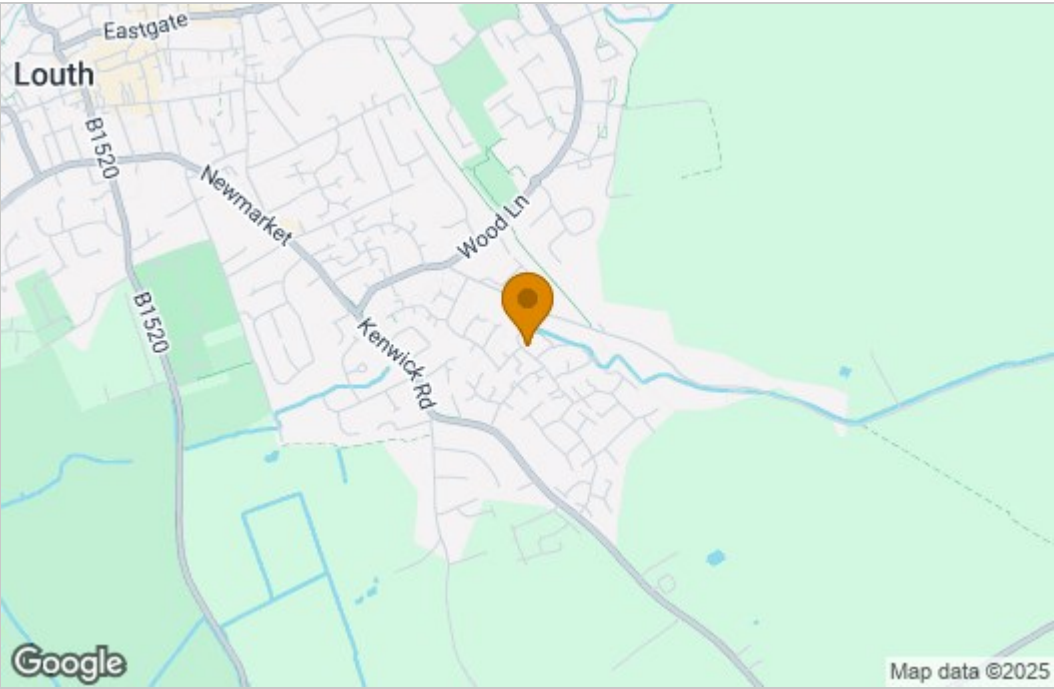
Ground Floor



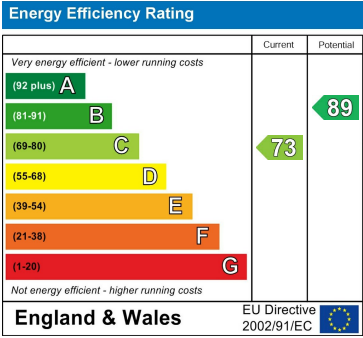
First Floor



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.