



9 Riverhead Terrace, Louth, LN11 0DB

Asking Price £167,000

No Onward Chain

TES Property bring to the market this attractive and well presented mid terrace house located down Riverhead Terrace, opposite Louth Canal and just a short walk to the popular Woolpack Inn. The property is move in ready with modern interior throughout and features a living room, kitchen, ground floor bathroom and three bedrooms with views out looking the canal. The outside is equally impressive with a good size rear garden with several seating areas and timber shed and the benefit of residents parking in the layby to the front.

Viewing is a must!

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.

Front Porch

Enter the property via a part glazed door into the entrance porch where there is a staircase leading to the first floor and a door into the living room.

Living Room 12'11" x 11'11" (3.96m x 3.65m)



Cosy room with uPVC double glazed window to the front, laminate click flooring, feature log insert with mantle over and built in cupboards to either side into recess, coving to the ceiling, radiator and a door into the kitchen.

Kitchen 10'10" x 9'8" (3.31m x 2.97m)



The kitchen is fitted with a range of wall, base and drawer units with a contrasting worktop over incorporating a one bowl stainless steel sink unit with drainer and mixer tap, an integrated oven with hob and extractor hood over, space for a slimline dishwasher, washing machine and fridge freezer. There is a uPVC double glazed window to the rear overlooking the garden with a door leading out, a continuation of laminate flooring, tiled splashbacks and spotlights to the ceiling.

Lobby

With a large understair storage cupboard, a radiator and door leading into the bathroom.

Ground Floor Bathroom 5'9" x 7'6" (1.76m x 2.29m)



Fitted with a modern three piece suite consisting of a panelled bath with rainfall shower over with shower screen, W.C and wash hand basin with mixer tap. There is a uPVC double glazed window to the rear, a large storage cupboard, part tiled walls, heated towel rail, laminate flooring and extractor.

Landing



With access to all first floor room, loft access hatch and a radiator.

Bedroom 1 11'11" x 12'11" (3.65m x 3.95m)



With uPVC double glazed window to the front, a large over stair wardrobe and a radiator.

Bedroom 2 11'0" x 7'10" (3.37m x 2.39m)



With uPVC double glazed window to the rear and radiator.

Bedroom 3 7'9" x 7'7" (2.37m x 2.33m)



With uPVC double glazed window to the rear and a radiator.

Front Garden



The property is fronted with a small low maintenance garden with gravel and raised borders with pathway to the front door and fence and gateway to the front. A layby provides residents parking.

Rear Garden



The sizeable garden is enclosed with fencing to the boundary and is mainly laid to lawn with multiple seating areas, a decking area and gravelled area, both perfect for alfresco dining and relaxing in the summer months. There are a range of attractive shrubs and plants throughout along either side in borders, a pathway leads down the garden to a timber shed measuring 4.8m x 4m with electricity and three panelled windows.

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

Opening Hours

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

Saturday 9:00am to 1:00pm

Council Tax Band

East Lindsey District Council Tax Band A.

Floor Plan

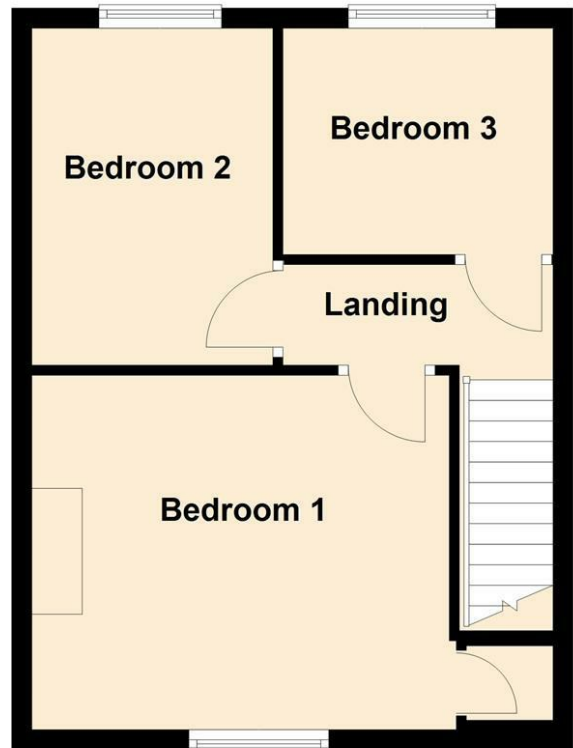
Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



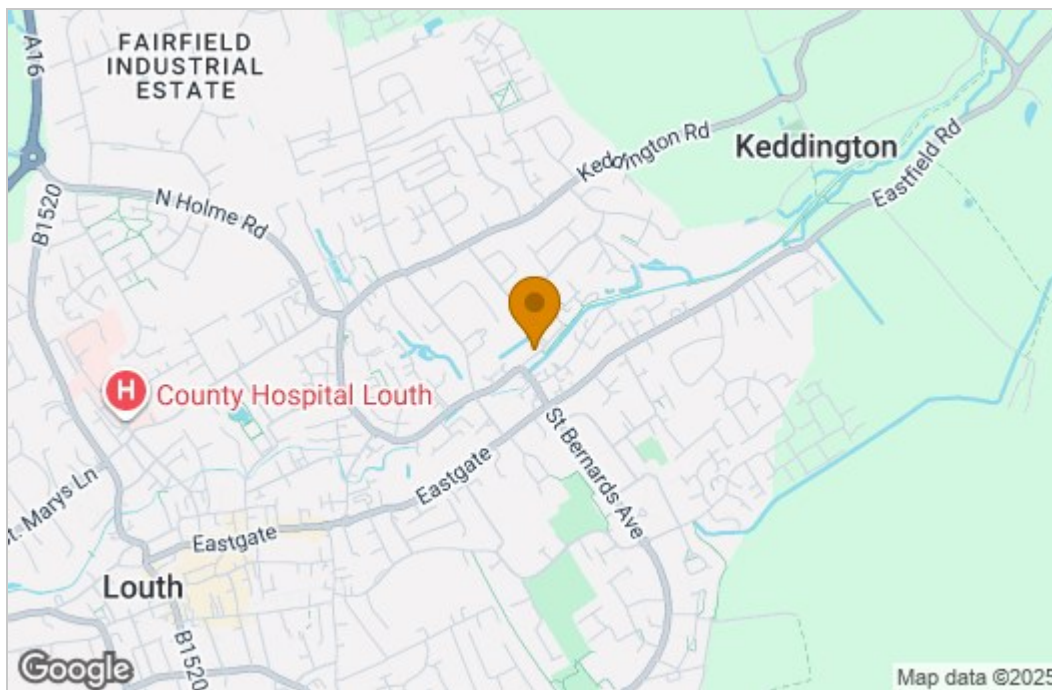
First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)

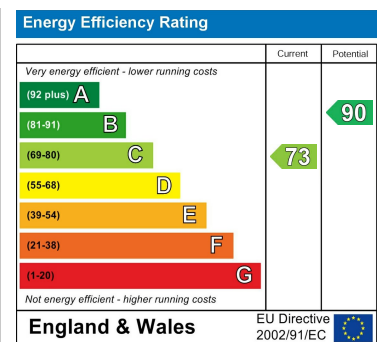


Total area: approx. 72.8 sq. metres (783.4 sq. feet)

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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