



13 Harveys Lane, Louth, LN11 8BP
50% Shared Ownership £90,000

TES Property bring to the market this 50% shared ownership semi detached property located in the market town of Louth, just a short drive to shops and amenities. Benefitting from a front and rear garden with off road parking for multiple vehicles. Internally the property consists of a living room, kitchen diner, three bedrooms and a bathroom.

Viewing is advised.

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 Hall

Enter via a uPVC front door into the hall where there is a staircase to the first floor and a radiator.

Kitchen Diner 16'4" x 9'0" (4.98m x 2.76m)



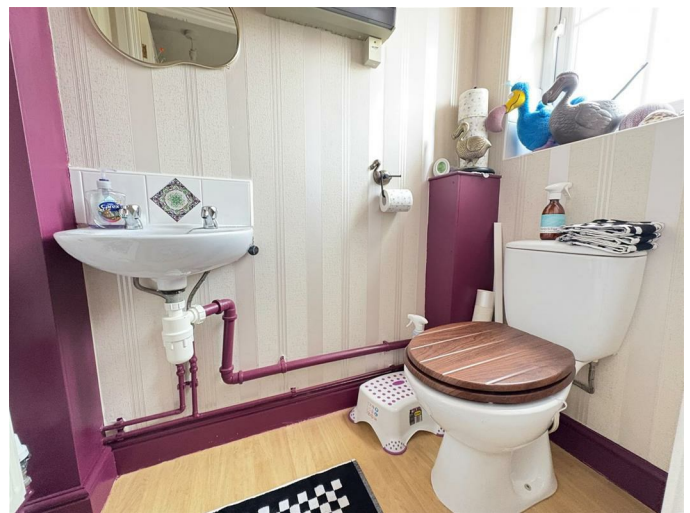
The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a stainless steel sink unit with drainer, there is space for a washing machine, fridge freezer and electric oven, hob and grill with extractor above, tiled splashbacks, a useful under stair storage cupboard, wall mounted 'Ideal' boiler, radiator and uPVC double glazed window and door to the rear.

Living Room 13'2" x 13'0" (4.018m x 3.965m)



Cosy room with uPVC double glazed window to the front, T.V aerial point, phone point and radiator.

Ground Floor W.C 5'2" x 3'0" (1.60m x 0.93m)



With W.C and wash hand basin, consumer unit, uPVC double glazed window to the front and extractor.

First Floor Landing

With large airing cupboard and loft access hatch.

Bedroom 1 9'10" x 12'4" (3.00m x 3.77m)



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

Bedroom 2 9'9" x 8'0" (2.983m x 2.457m)



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

Bedroom 3 7'7" x 10'1" (2.319m x 3.082m)



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

Bathroom 6'2" x 5'9" (1.90m x 1.76m)



Fitted with a three piece suite consisting of a W.C, wash hand basin and panelled bath with shower over and shower curtain. There is a uPVC double glazed window to the rear, part tiled walls, shaving point, radiator and extractor.

Front Garden

The property is fronted with a garden laid to lawn with mature shrubs and trees with a brick paved driveway providing off road parking for multiple vehicles.

Rear Garden



The rear garden is laid to lawn with a patio area storage shed. The area is enclosed with fencing to the boundary with side gateway. There are mature shrubs, outside tap and sensor lighting.

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.

Brochure Prepared

August 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

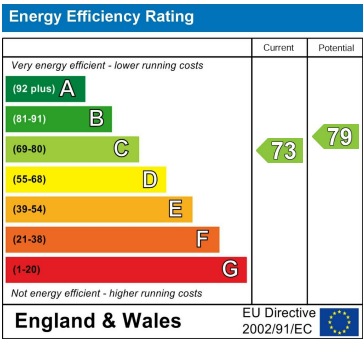
Saturday 9:00am to 1:00pm

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.