



28 Mount Pleasant, Louth, LN11 9DR

Asking Price £149,995

Attention Investors

TES Property bring to the market this buy to let investment property located in the market town of Louth, within walking distance to the town centre and amenities. Internally this property comprises a living room, dining room, kitchen and utility to the ground floor with two bedrooms and a modern bathroom to the first floor. Externally benefitting from a front garden and sizeable garden to the rear.

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.

Dining Room 10'3" x 11'4" (3.143m x 3.463m)



Enter the property via a uPVC front door into the dining room where there is a feature gas fireplace, uPVC double glazed window to the front and a radiator. A door leads into;

Inner Hall

Stairs lead up to the first floor landing and door into;

Living Room 10'5" x 11'2" (3.199m x 3.407m)



With uPVC double glazed window to the rear, understair storage cupboard, radiator and door into;

Kitchen 5'10" x 14'1" (1.790m x 4.310m)



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a one bowl sink unit with mixer tap and drainer, there is an integrated oven with four ring gas hob, space for a fridge freezer and dishwasher. uPVC double glazed window and door to the side, tiled splashbacks, spotlights to the ceiling, radiator and door into;

Utility 5'11" x 3'6" (1.825m x 1.085m)

With space for a washing machine, wall mounted 'Worcester' boiler and uPVC double glazed window to the side.

First Floor Landing

With access to all first floor rooms and loft access hatch.

Bedroom 1 10'4" x 11'3" (3.162m x 3.446m)



With uPVC double glazed window to the front, ceiling fan with light, built in wardrobe and storage cupboard and radiator.

Bedroom 2 6'6" x 10'4" (1.996m x 3.173m)



With uPVC double glazed window to the rear and radiator.

Bathroom 4'3" x 7'7" (1.302m x 2.323m)



Fitted with a three piece suite consisting of a panelled bath with shower over and shower screen, w.c and wash hand

basin with cupboards below, fully tiled walls, heated towel rail and uPVC double glazed privacy glass window to the rear.

Outside



The property is fronted with a small gravelled garden with pathway to the front door and enclosed with a fence and gateway.

To the rear of the property is a small concrete courtyard area for bin storage and an outside tap. As you head down the garden you reach a patio area with slate chips and flower boarder. You then find an area laid to lawn with gravel and a timber shed.

Agent Notes

We have been advised that there is a right of way access for neighbouring properties through the garden.

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

September 2025.

Council Tax

East Lindsey District Council Tax Band A.

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

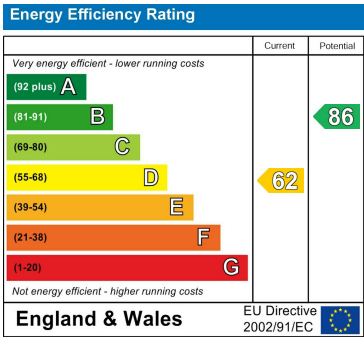
Floor Plan



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.