



**35 Lee Street, Louth, LN11 9HJ**

**Asking Price £145,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this surprisingly spacious mid terrace house located just a few minutes walk into the town centre of Louth. The property is in need of some modernisation, perfect for a first time buyer wanting to put their own stamp on a property.

Internally consisting of two reception rooms, kitchen, ground floor w.c, two bedrooms, a third bedroom/ office and bathroom. Externally benefitting from a long low maintenance garden with store.



### **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.

### **Hallway 2'10" x 13'10" (0.888m x 4.232m )**

Enter the property via a wooden front door with window above into the entrance hallway where there is a radiator, sliding door into the dining room and stairs to the first floor.

### **Dining Room 12'5" x 11'5" (3.809m x 3.481m)**



With coving to the ceiling, radiator and an opening into the living room and kitchen.

### **Living Room 11'6" x 11'10" (3.506m x 3.612m)**



With feature fireplace with tiled hearth and brick surround, radiator, coving to the ceiling and bay window to the front.

### **Kitchen 14'3" x 7'11" (4.348m x 2.425m)**



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap, integrated oven with 4 ring gas hob and space for washing machine and larder fridge. There is a central breakfast bar, under stair storage space, tiled splashbacks, skylight, radiator and window and door into rear porch.

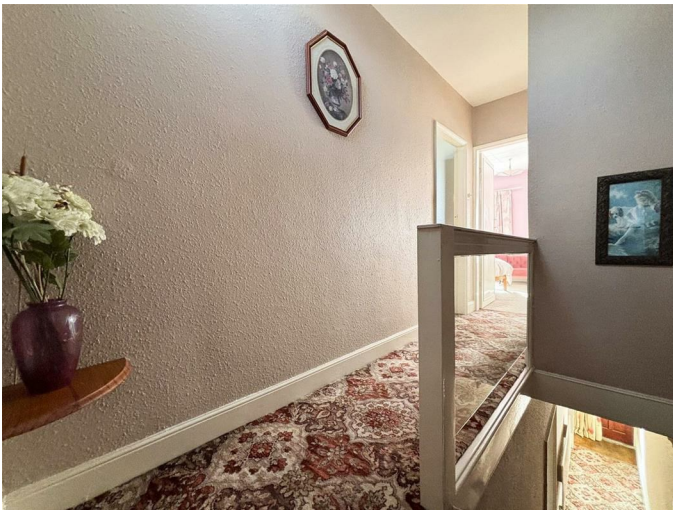


### Rear Lobby & W.C



Useful space which benefits from a w.c, storage space which houses the wall mounted ' Ideal' boiler, tiled splashbacks, window and door to the rear which leads to rear garden.

### Landing



First floor landing with step down into bedroom 3 /office and continues round leading to bedrooms 2 and 3. There is a window to the rear and an airing cupboard which is fitted with shelving and houses the hot water cylinder.

### Bedroom 3 / Office 5'10" x 10'0" (1.779m x 3.049m)



With window to side, radiator and a door into the bathroom.

### Bathroom 5'8" x 6'9" (1.728m x 2.073m)



Accessed via bedroom 3, the bathroom is fitted with a three piece suite consisting of a panelled bath with shower head over, w/c and wash hand basin with mixer tap. There is a window to rear, radiator and fully tiled walls.

### Bedroom 1 13'9" x 12'3" (4.200m x 3.737m)



Spacious room with fitted dressing suite with table, drawers and wardrobe space along with an additional 2 x wardrobes and two windows to the front.

### Bedroom 2 8'11" (max) x 12'6" (2.731m (max) x 3.828m)



With radiator, window to the rear, built in wardrobes and coving to the ceiling.

### Outside



The property is fronted with a small concrete area with flower bed and steps leading up to the front door.

To the rear is a long low maintenance garden with fencing to the boundaries leading down to a store at the bottom of the garden. There is the right of way access for the neighbouring properties.

### 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](mailto:admin.louth@tes-property.co.uk)

### Opening Hours

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

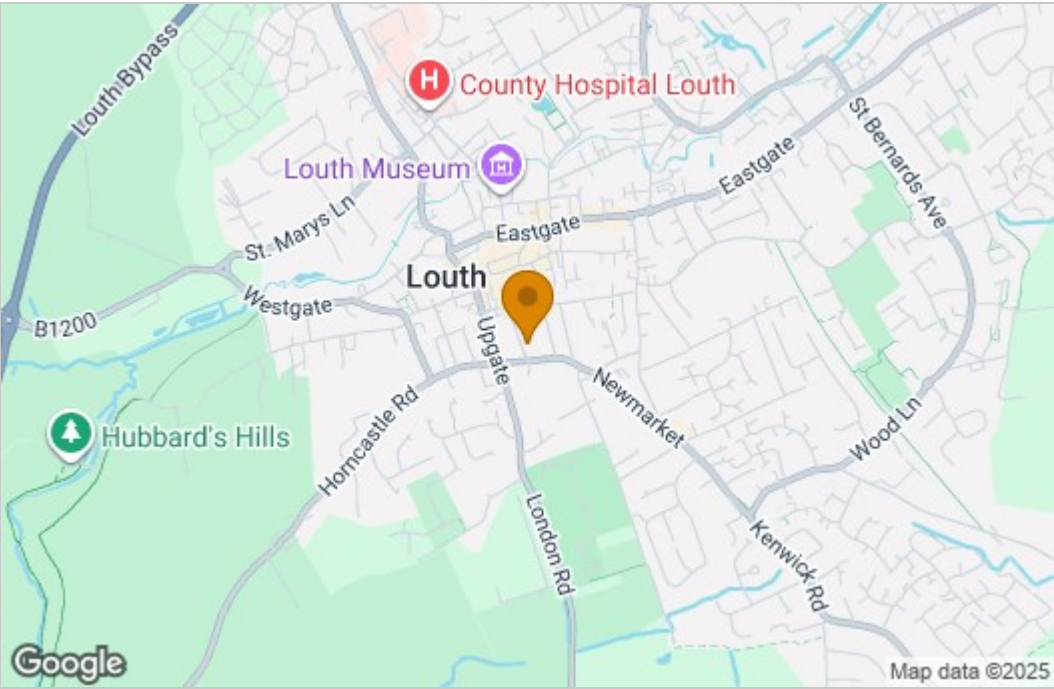
Saturday 9:00am to 1:00pm



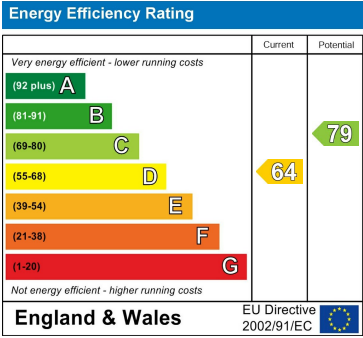
Floor Plan



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.