



30 Little Lane, Louth, LN11 9DU
Asking Price £135,000

TES Property bring to the market this delightful and cosy two bedroom mid terrace property located in a popular residential area, just a short walk to the town centre. The property is set back from the road and is accessed via a private passageway off Little Lane. Internally comprising a kitchen, utility, lounge, ground floor bathroom and two double bedrooms. Further benefitting from well maintained front and rear gardens.

Whether you are a first time buyer, an investor or just looking at downsizing, this property will suit all your needs.

Kitchen 8'7" x 9'6" (2.64m x 2.90m)



Fitted with a range of wall, base and drawer units with a contrasting worktop over, one and a half bowl sink unit with drainer and mixer tap, space for single oven with extractor over, partly tiled walls, uPVC double glazed window to the front, staircase leading to the first floor with two under stair storage cupboards below. A door leads into the lounge.

Lounge 12'0" x 11'0" (3.67m x 3.36m)



With sliding uPVC patio doors to the rear overlooking the rear garden, wall lighting and feature beams to the ceiling,

Utility 5'7" x 5'4" (1.72m x 1.64m)



Accessed via a uPVC front door into the utility where there is lino flooring, wall mounted 'Glowworm' gas boiler, space for a fridge freezer and a door into the bathroom and kitchen.

Bathroom 5'4" x 5'10" (1.65m x 1.78m)



Ground floor bathroom fitted with a three piece suite consisting of a panelled bath with shower head over and curtain rail, W.C and wash hand basin with mixer tap., tiled floor and splashbacks, uPVC double glazed privacy glass window to the front and side, extractor and a radiator.

First Floor Landing

With access to both bedrooms, wall lighting, smoke alarm and loft access hatch.

Bedroom 1 11'1" x 12'0" (3.40m x 3.66m)



Double bedroom with uPVC double glazed window to the rear, built in storage cupboard to one wall, coving to the ceiling and a radiator.

Bedroom 2 9'5" x 8'8" (2.88m x 2.66m)



Double bedroom with uPVC double glazed window to the front and a radiator.

Outside



The property is fronted with a courtyard style garden which is enclosed with a brick wall with gate to the front.

To the rear there is a well maintained garden that is mostly laid to lawn with flower beds to either side. There is a patio area which overlooks the attractive garden with external lighting and gateway to both sides for right of way access to the neighbouring properties. Further down the garden there is a wooden shed with power and lighting and a further hidden seating area behind.

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.

Council Tax Band

East Lindsey 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

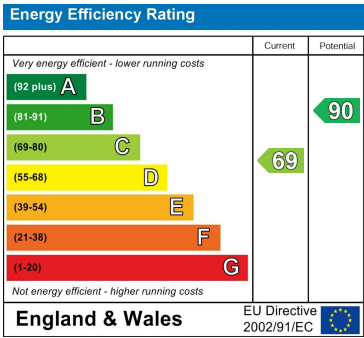
Saturday 9:00am to 1:00pm

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.