



**37 Swallow Drive, Louth, LN11 0DN**

**Asking Price £140,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this semi detached house located in the market town of Louth, just a short drive to shops and amenities. Internally consisting of a living room, kitchen diner, two bedrooms and a bathroom. Externally, the property is situated on a good size corner plot with front, side and rear garden and two allocated parking spaces to the front.

The perfect property for a first time buyer or buy to let. Book your viewing in today!



### 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.

### Porch 2'8" x 4'6" (0.824m x 1.385m)

Enter via a wooden front door into the front porch with laminate floor and a door into:

### Living Room 13'4" x 10'9" (4.067m x 3.290m)



Feature hearth and mantle, continuation of laminate flooring, dual aspect wooden windows, a radiator and staircase to the first floor.

### Inner Hall

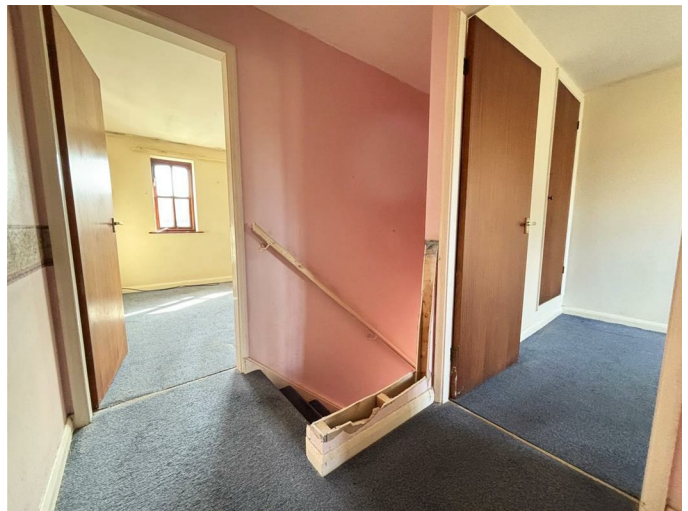
Door into kitchen and understair storage cupboard.

### Kitchen/Diner 10'8" x 13'4" (3.260m x 4.078m)



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a 1 bowl sink unit with drainer and mixer tap, there is space for fridge freezer, washing machine and dishwasher and an integrated oven and 4 ring hob with extractor above. There are windows and patio doors leading out to the rear garden, tiled splashbacks, wall mounted 'Baxi' boiler, a radiator and dining space.

### Landing



With loft access hatch and doors into all first floor rooms.

### **Bedroom 1 10'9" x 11'3" (3.296m x 3.440m)**



With two wooden windows to the front, built in wardrobes along one wall and a radiator.

### **Bedroom 2 7'10" x 10'10" (2.397m x 3.313m)**



With wooden window to the rear, radiator and built in storage cupboard.

### **Bathroom 5'2" x 7'7" (1.578m x 2.316m)**



Fitted with a three piece suite consisting of a wash hand

basin, w/c and panelled bath with shower attachment, there is a radiator, tiled splashbacks and wooden window to the rear.

### **Outside**



The property benefits from a garden to the front, side and rear of the property which is laid to lawn with a range of hedges and shrubs along with a fence to the side. There is a pathway leading to the front door, a small patio area to the rear and a timber shed.

There are two allocated parking spaces to the front of the property.

### **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

