



**38 Alexander Drive, Louth, LN11 8QG**

**Asking Price £169,950**

**\*NO ONWARD CHAIN\* \*HEATING SYSTEM REPLACED 3 YEARS AGO\***

TES Property bring to the market this move in ready end of terrace house located down a quiet cul-de-sac on Alexander Drive, with easy access to shops and amenities and just a short drive to the town centre of Louth. Internally this property consists of a kitchen, lounge diner, three bedrooms and a bathroom. Situated on a corner plot with front and rear gardens and the added benefit of two allocated parking spaces.

Viewing is highly recommended.

### **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 wooden front door into the hallway where there is a uPVC double glazed window to the front, stairs to the first floor with a useful storage space below, consumer unit and radiator. Doors lead into the kitchen and lounge diner.

### **Lounge/Diner 9'7" x 22'8" (2.935m x 6.912m)**



Bright and airy room with uPVC double glazed windows to the front and rear with a door leading out to the rear garden. There is a radiator and opening into the kitchen.

### **Kitchen 6'9" x 9'0" (2.075m x 2.753m)**



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. there is an integrated 'Beko' oven with 4 ring gas hob with extractor above, under counter space for larder fridge and washing machine, storage cupboard, uPVC double glazed window to the rear, tiled splashbacks and a radiator.

### **Landing**

Doors to all first floor rooms, loft access hatch and an airing cupboard housing 'Viessman' boiler.

**Bedroom 1 12'2" x 9'8" (3.710m x 2.948m)**



Double bedroom with uPVC double glazed window to the front, wardrobe with mirror fronted sliding doors and a radiator.

**Bedroom 2 9'8" x 10'4" (2.958m x 3.163m)**



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

**Bedroom 3 7'0" x 5'3" plus 2'11" x 2'9" (2.157m x 1.606m plus 0.907m x 0.856m)**



With uPVC double glazed window to the front, a radiator and built in storage cupboard.

**Bathroom 7'0" x 6'5" (2.135m x 1.960m)**



Fitted with a three piece suite consisting of a panelled bath with shower over and shower screen. W.C. and wash hand basin with tiled splashbacks, shaving point, extractor, uPVC double glazed privacy glass window to the rear and a radiator.

## Outside



The rear garden is fully enclosed with fencing to the boundary with a gate leading to the front. The area is low maintenance with gravel and block paving and benefits from an outside tap.

The property accessed via a gateway which leads down a block paved pathway to the front door. The front garden is laid to lawn and fronted with hedging to the boundary. The block paving continues down the side of the property to the side gateway.

## Parking



There are two allocated parking spaces.

## 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

Brochure Prepared - January 2026

## Council Tax

East Lindsey District Council Tax Band B.

## 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)

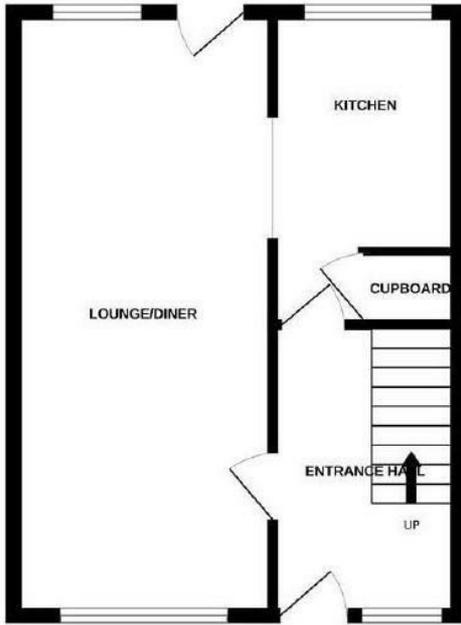
## Opening Hours

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

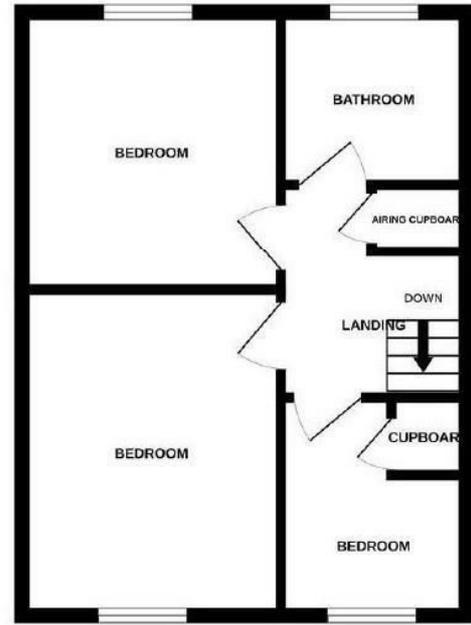
Saturday 9:00am to 1:00pm

# Floor Plan

GROUND FLOOR

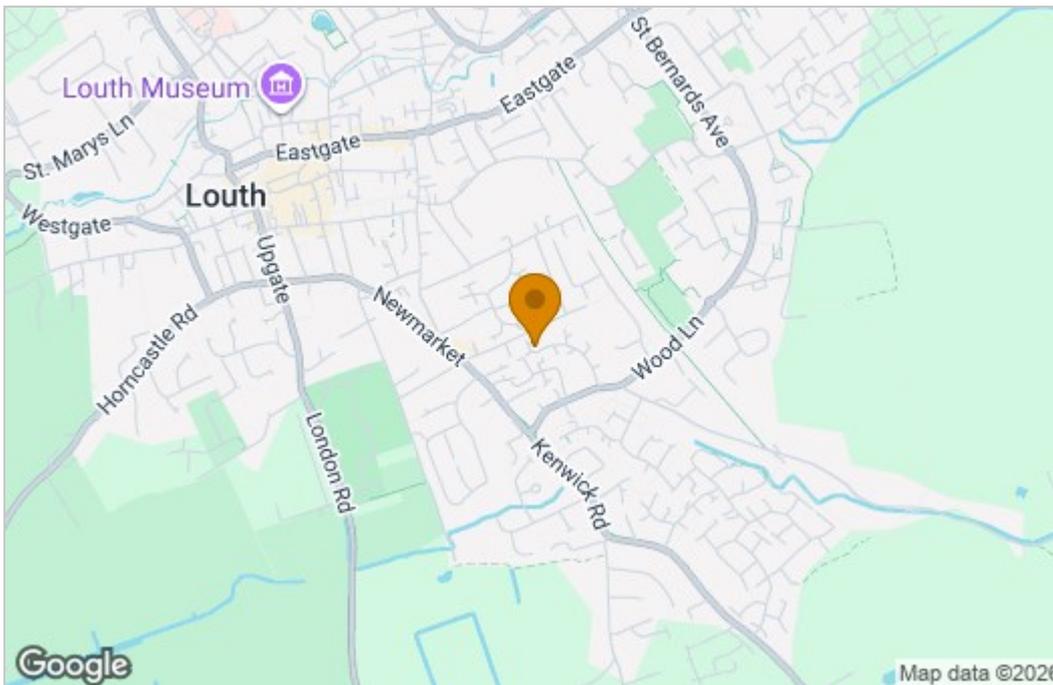


1ST FLOOR

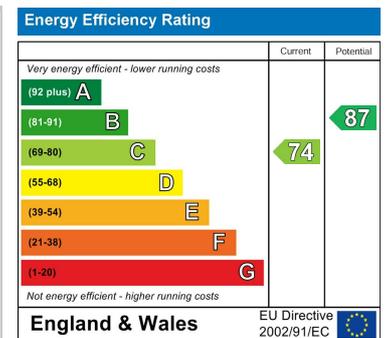


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY  
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk