



13 Commercial Road, Louth, LN11 7AA

Asking Price £160,000

TES Property bring to the market this attractive and move in ready mid terrace house, conveniently located with easy access to the town centre of Louth and all its amenities. This delightful property consists of a living room, kitchen diner, two double bedrooms and a spacious four piece suite bathroom.

Externally benefitting from a rear garden with outbuilding.

Whether you are a first time buyer or wanting a buy to let investment, viewing is a must to truly appreciate what is to offer.

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.

Accommodation

Entrance via communal passageway which leads to the entrance hall.

Entrance Hall 3'0" x 7'8" (0.932m x 2.359m)

Useful space for shoes and jackets and other storage. Doors lead into the living room and kitchen.

Living Room 10'5" x 11'11" (3.190m x 3.649m)



Cosy room with feature fireplace with bricked surround, there is a wooden double glazed window to the front, coving to the ceiling and a radiator.

Dining Kitchen 10'1" x 19'4" (3.097m x 5.901m)



Good size kitchen diner fitted with a range of wall, base and drawer units with a contrasting worktop over incorporating a 1 bowl sink unit with drainer and mixer tap, integrated fridge freezer, integrated oven with 4 ring gas hob and extractor over. There is a uPVC double glazed window and door to the rear, a cupboard housing the gas central heating boiler, tiled splashbacks, consumer unit and a radiator. Stairs lead up to the first floor.

Landing

With loft hatch and doors to all first floor rooms.

Bedroom 12'0" x 9'0" (3.668m x 2.750m)



Double bedroom with radiator, wooden floor and wooden double glazed window to the front.

Bedroom 9'8" (max) x 12'8" (max) (2.951m (max) x 3.873m (max))



Double bedroom with radiator, uPVC double glazed window to the rear, wooden floor and built-in wardrobe.

Bathroom 6'0" x 12'7" (1.841m x 3.853m)



Modern bathroom fitted with a four piece suite consisting of a shower cubicle with rainfall shower head, free-standing oval bath with shower attachment, wash hand basin with mixer tap and w/c. There is a uPVC double glazed window to rear, tiled splashbacks, extractor and heated towel rail.

Rear Garden



The rear garden is fully enclosed with a brick wall and fencing to the boundary with a gateway leading to the side passageway. A block paved patio area provides a space to sit and relax with a gravelled pathway leading to the rear of the garden with wooden borders either side, one side laid to lawn and the other with bark. To the rear of the garden is a decking area and outbuilding which benefits from power and lighting.

Outbuilding 9'5" x 9'5" (2.891m x 2.881m)

A versatile space with dual aspect windows, power points and lighting.

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

January 2026.

Viewings

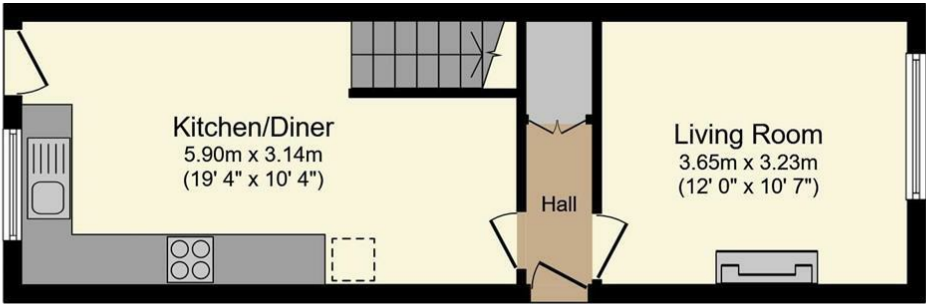
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

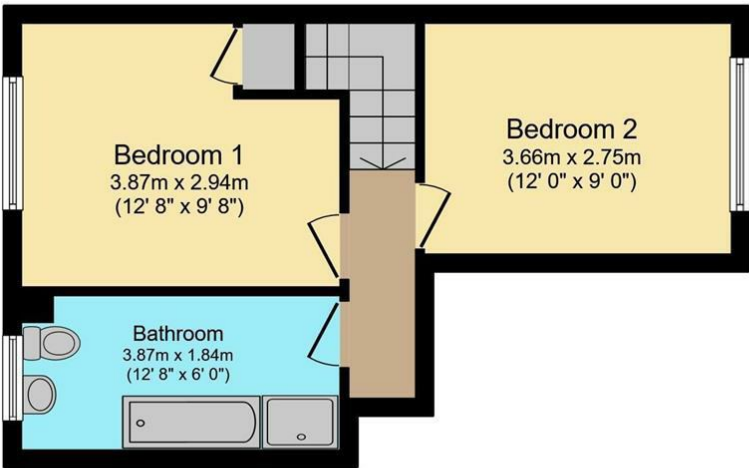
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan



Ground Floor

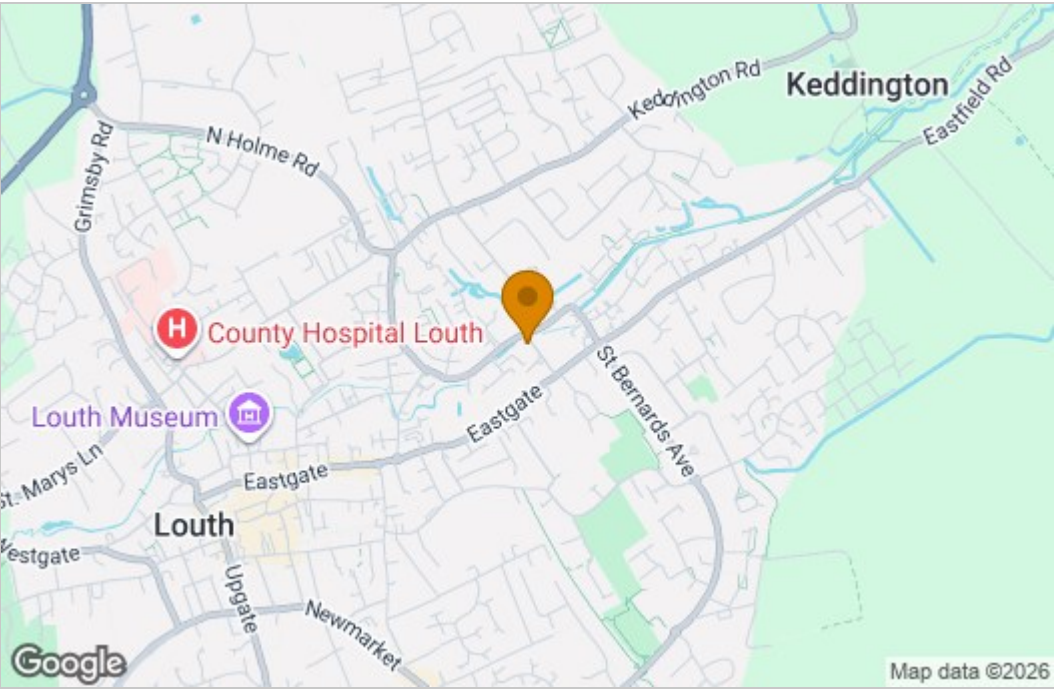


First Floor

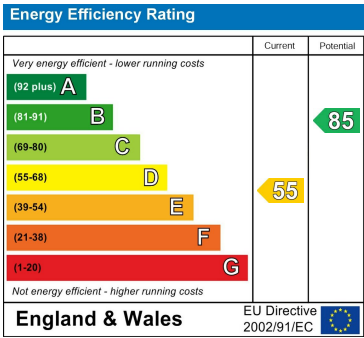
Total floor area 66.8 sq.m. (719 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

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.