TES PROPERTY

59 Kidgate, Louth, LN11 9BT

Asking Price £145,000

NO ONWARD CHAIN

TES Property bring to the market this attractive and move in ready mid terrace property located down Kidgate in Louth, conveniently situated with easy access to shops and amenities. This delightful property comprises a cosy living room, attractive kitchen diner with utility off, two bedrooms and a modern bathroom. Externally benefitting from a front and good size rear garden. The property is located close to Kidgate and Queen Street car parks where parking permits are available.

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.

Living Room 9'8" x 11'1" (2.961m x 3.387m)

Enter the property via a uPVC front door into the cosy living room where there is a feature fireplace with bricked surround, there is a built in storage cupboard, single glazed timber window to the front, inner window into kitchen, laminate floor and vertical radiator. A door leads to the kitchen.

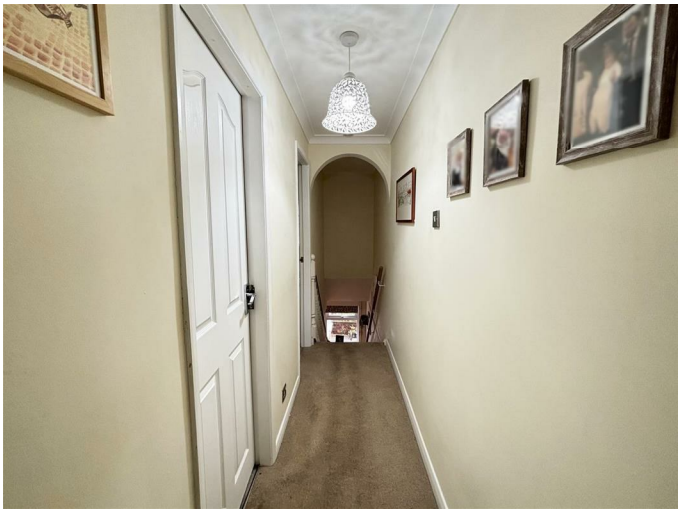
Kitchen Diner 8'8" x 20'6" (2.658m x 6.266m)

The kitchen is fitted with a range of wall, base and drawer units with wooden worktop over incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. There is an integrated 'Logik' oven and 4 ring 'Belling' hob with extractor above and space for a fridge freezer. Stairs lead up to the first floor with a useful under stair cupboard space, tiled splashbacks, spotlights to the ceiling, vertical radiator and space for a dining table. There is a uPVC double glazed window to the rear and timber door into utility.

Utility Room 4'8" x 7'4" (1.427m x 2.258m)

With worktop space with space and plumbing below for washing machine and tumble dryer, tiled floor, uPVC double glazed windows to side and rear with UPVC door out to the garden.

Landing



With access to all first floor rooms and coving to the ceiling.

Bedroom 1 10'5" (max) x 10'11" (3.183m (max) x 3.351m)

Double bedroom with radiator, coving to the ceiling, built in wardrobe and single glazed timber window to the front.

Bedroom 2 5'4" (max) x 13'1" (max) + 2'9" x 4'3" (1.645m (max) x 3.991m (max) + 0.855m x 1.309m)

Single bedroom with single glazed timber window to rear x 2., loft hatch, radiator and archway into dressing area with clothes rail.

Shower Room 5'8" x 7'1" (1.749m x 2.182m)

Fitted with a modern three piece white suite consisting of a large shower cubicle, W.C. and wash hand basin, with tiled splashbacks, heated towel rail, shaving point, extractor, lino floor and fitted mirror with light above. An airing cupboard housing 'Ideal Logic' boiler and hot water cylinder.

Outside

The property is fronted with a small garden with access to shared passageway and gateway to the front door.

To to rear is a raised concrete space overlooking the garden with outside tap, dwarf brick wall and two sets of steps leading down. A gravelled walkway with steps lead down the garden and to a rear patio area. There is an area laid to lawn with border down the side and a range of shrubs and plants throughout the garden. The garden is secure with fencing and brick wall to the boundary with a gate to the rear leading out onto Springside Walk and provides easy access into town.

A shared passageway leads 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

February 2026

Council Tax Band

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

Opening Hours

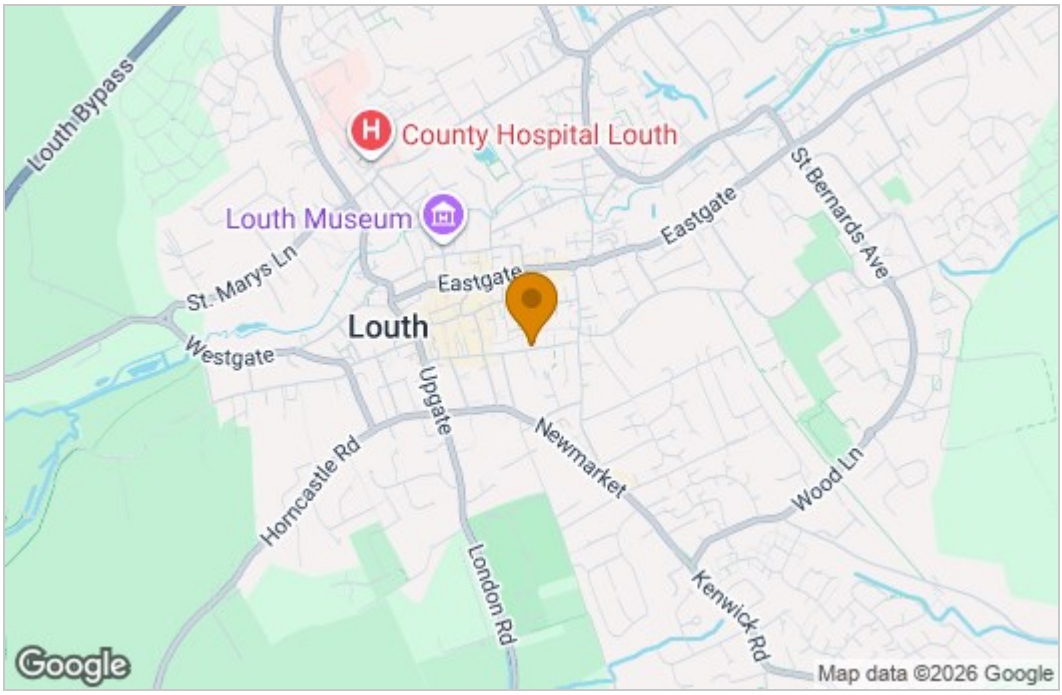
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

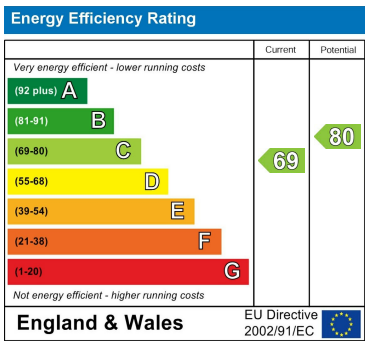
Total area: approx. 64.6 sq. metres (694.9 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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.

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