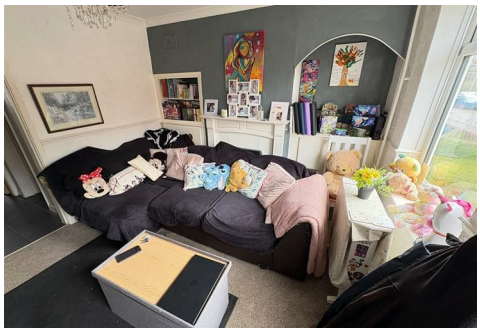
TES PROPERTY



93 Church Street, Louth, LN11 9DE

Asking Price £120,000

SELLING WITH SITTING TENANT

TES Property bring to the market this two bedroom mid terrace property conveniently located for easy access to the town centre and all its amenities. Internally the property consists of a living room, kitchen, ground floor bathroom and two bedrooms. The property further benefits from garden space to the front and rear of the property with shed and patio space to the rear.

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.

Accommodation

Entrance is via a uPVC double glazed door into the living room.

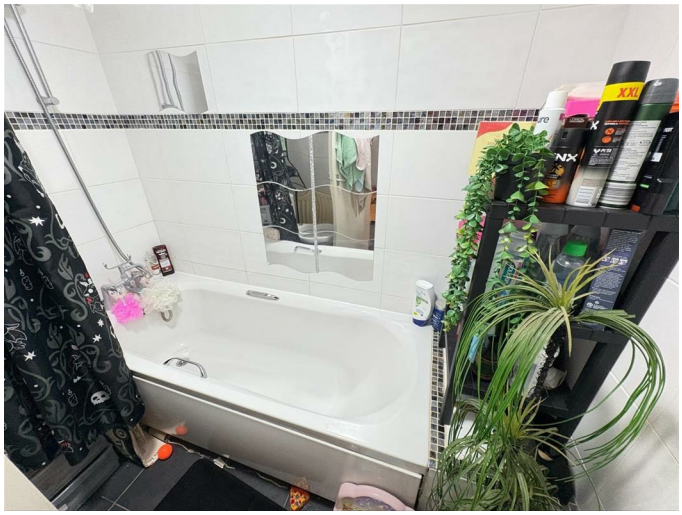
Living Room 10'1" x 10'0" (3.08m x 3.05m)

The living room comprises a uPVC double glazed window to the front, a cupboard housing meters, a gas fireplace with wooden mantle and tilde back with recessed storage, a radiator and dado rail.

Linking hallway

With understair storage.

Bathroom 6'8" x 5'8" (2.05m x 1.73m)



The bathroom is fitted with a panelled bath with shower over, wash hand basin and w/c. There is a radiator and fully tiled walls.

Kitchen 9'4" x 10'3" (2.86m x 3.14m)

The kitchen is fitted with a range of white wall, base and drawer units with a complimentary worktop over incorporating a stainless steel sink unit with drainer, space for a washing machine and fridge freezer. There is a uPVC double glazed window to the rear with uPVC double glazed door leading out to the rear garden. The kitchen further houses the wall mounted Ideal Instinct boiler, a radiator and staircase to the first floor landing.

Landing

With access to both bedrooms and loft hatch.

Bedroom 1 9'11" x 11'5" (3.04m x 3.48m)

With uPVC double glazed window to the front and a radiator.

Bedroom 2 9'9" x 8'5" (2.99m x 2.59m)

With uPVC double glazed window to the rear and a radiator.

Outside
The property is fronted with steps leading up to the front door with a small garden area to the side.

To the rear is a paved courtyard garden with shed, patio area and gate to shared side passage.

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.

Council Tax Band
East Lindsey Council Tax Band A.

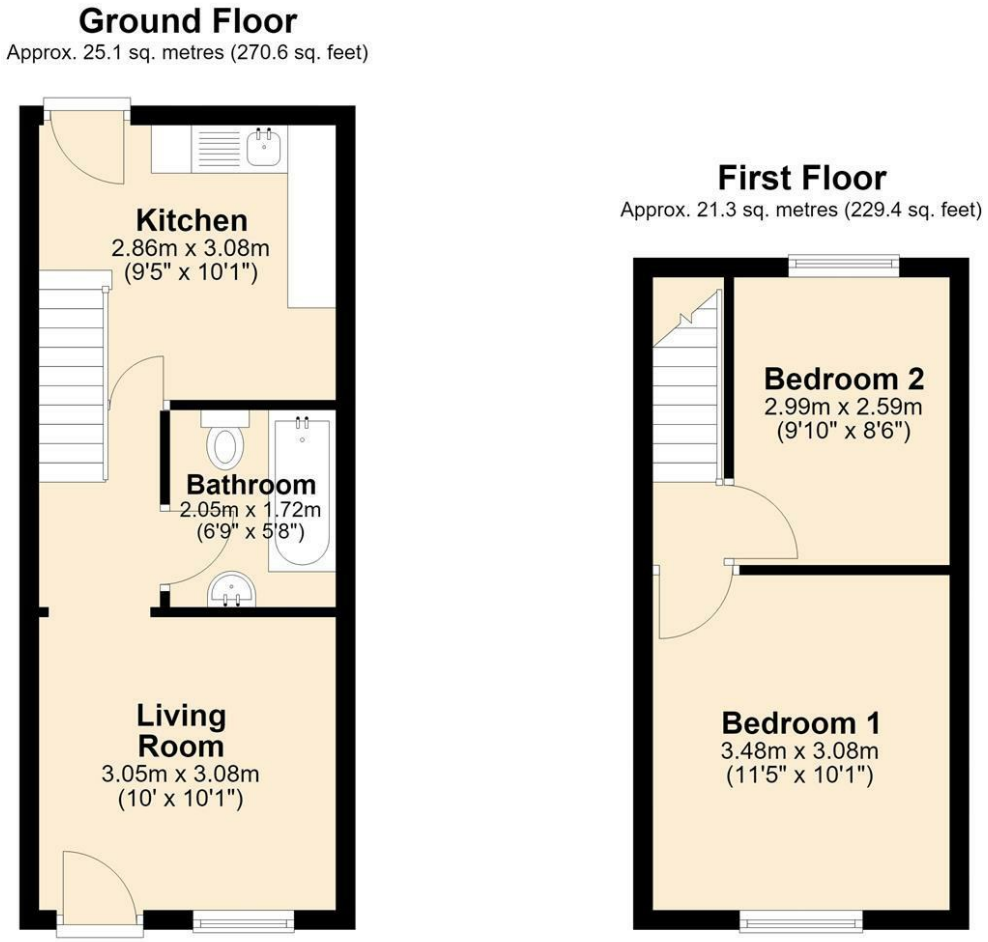
Tenure
The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared
June 2026.

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

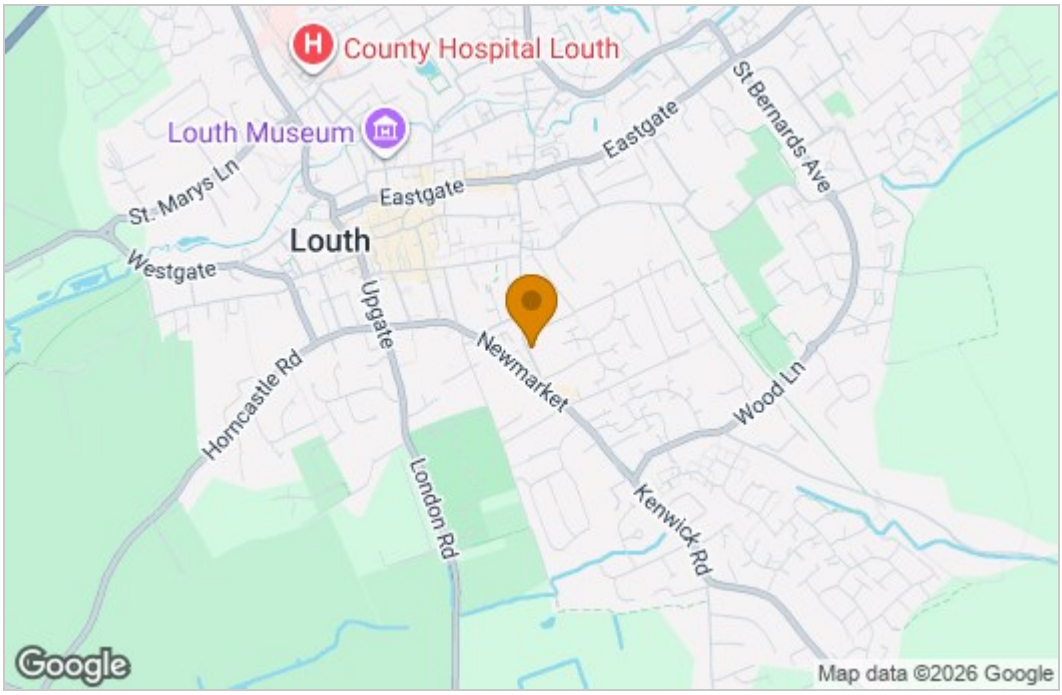
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Floor Plan

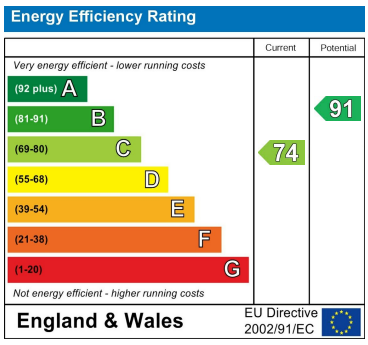


Total area: approx. 46.5 sq. metres (500.0 sq. feet)

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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