TES PROPERTY









3 Nursery Gardens, Ashley Road, Louth, LN11 9DB

Asking Price £220,000

NO ONWARD CHAIN

TES Property bring to the market this welcoming detached bungalow tucked away down Nursey Gardens, off Ashley Road, conveniently located with easy access to the town centre, supermarkets and amenities. Internally the property comprises a breakfast kitchen, living room, two bedrooms and bathroom.

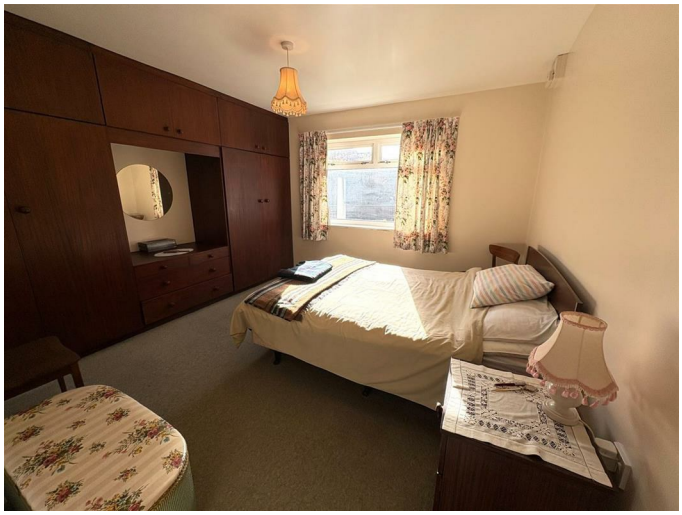
Externally the property benefits from wrap around gardens, a single garage and two parking spaces.

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 Hallway 2'10" x 14'4" (0.87m x 4.39m)
Enter the property into the welcoming entrance hall where there is a large storage cupboard and radiator.

Bedroom 1 12'4" x 11'6" (3.76m x 3.53m)



Double bedroom with fitted wardrobes, cupboards and drawers along one wall, uPVC double glazed window, fuse box and radiator.

Bedroom 2 9'2" x 8'11" (2.81m x 2.74m)



Single bedroom with loft access hatch, uPVC double glazed window and radiator.

Bathroom 5'4" x 6'5" (1.65m x 1.96m)



Fitted with a matching pink three piece suite consisting of a panelled bath, wash hand basin and W.C. There is a uPVC double glazed window, tiled splashbacks and radiator.

Breakfast Kitchen 10'7" x 12'2" (3.23m x 3.72m)



Fitted with a range of wall, base and drawer units with

worktop over incorporating a one bowl stainless steel sink unit with drainer, space for a washing machine, fridge and freestanding oven and hob. There are two uPVC double glazed windows, wall mounted Ideal boiler, tiled splashbacks and radiator.

Living Room 12'4" x 12'5" (3.76m x 3.80m)



Bright and airy room with gas fireplace, radiator, uPVC double glazed window and uPVC patio doors.

Outside

Single Garage 8'7" x 16'3" (2.64m x 4.96m)



Located within a block of 2 garages, with up and over door and parking space in front.

Gardens



A shared pathway leads to a paved patio area with mature shrubs, floral boarders and front garden which is laid to lawn. A further pathway leads round to the rear garden which is laid to lawn and features a range of trees and plants. There is a side garden which provides the perfect place for a vegetable plot.

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
October 2026.

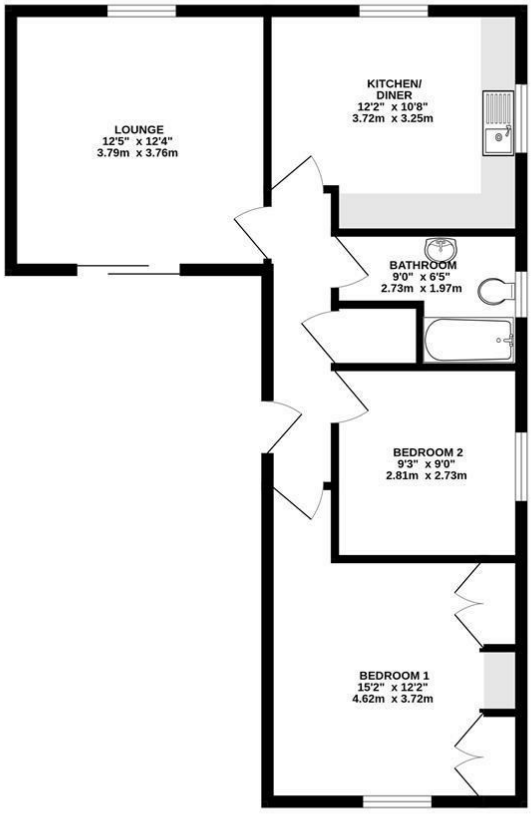
Council Tax
East Lindsey District Council Tax Band B.

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

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

Floor Plan

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



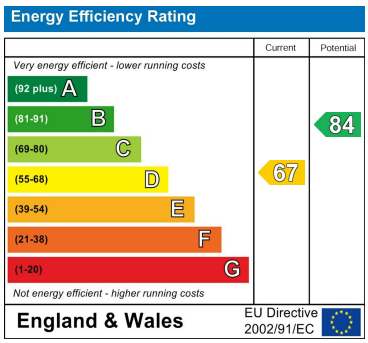
TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

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.

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