TES PROPERTY









28 Alexander Drive, Louth, LN11 8QG

Asking Price £160,000

TES Property bring to the market this well presented property in the market town of Louth, perfect for first time buyers or investors. This lovely home is move in ready and internally comprises a lounge/diner, kitchen, bathroom, two double bedrooms and a third single bedroom which could also provide the perfect place for a home office or dressing room.

Externally the property benefits from a front garden, enclosed rear garden and two allocated parking spaces to the rear of the property.

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 Hallway



A welcoming entrance accessed via a composite door with uPVC double glazed window. A staircase leads to the first floor with space below for storage. There is a radiator and doors into the kitchen and lounge/diner.

Lounge/Diner 22'8" x 9'7" (6.928m x 2.930m)



Being the full length of the property, there is ample space for a dining table and living area. With uPVC double glazed windows to the front and rear with uPVC door to rear garden,, 2 x radiators, coving to ceiling and archway through to kitchen.

Kitchen 11'8" x 6'10" (3.567m x 2.096m)



Fitted with a range of shaker style wall, base and drawer units with worktop over incorporating a one bowl stainless steel sink unit with drainer and mixer tap, there is an integrated oven with 4 ring gas hob with extractor over and glass splashback, space for washing machine, uPVC double glazed window to the rear, radiator and a useful under stair storage cupboard.

First Floor Landing

With loft access hatch and storage cupboard which houses the gas boiler.

Bedroom 1 12'1" x 9'9" (3.694m x 2.99m)



Double bedroom with uPVC double glazed window to the front, radiator and T.V aerial point.

Bedroom 2 10'4" x 9'9" (3.169m x 2.996m)



Double bedroom with uPVC double glazed window to the rear, radiator, coving to ceiling and T.V aerial point.

Bedroom 3 8'5" x 6'11" (2.573m x 2.125m)



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

Bathroom 6'4" x 6'10" (1.950m x 2.091m)



Fitted with a modern three piece suite consisting of a panelled bath with shower over and shower screen, wash hand basin and w/c, with part tiled walls, uPVC double glazed window to the rear and a radiator.

Outside

Front Garden



The property is fronted with a laid to lawn garden with pathway leading to the front door with gated access to the side of the property providing access to the rear garden.

Rear Garden



The rear garden is mainly laid to lawn with fencing to the boundary enclosing the area. A block paved patio area offers space for alfresco dining and relaxing in the summer months. There is a garden shed and rear gateway providing access to the parking area where 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.

Council Tax Band

East Lindsey Council Tax Band B.

Brochure Prepared

November 2026.

Viewings

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

Opening Hours

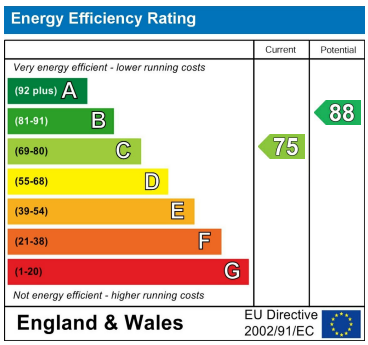
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

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