



40 Gospelgate, Louth, LN11 9JZ

Guide Price £189,500

NO ONWARD CHAIN

TES Property is delighted to bring to the market this charming period property, which is situated on the desirable Gospelgate, positioned on the sought after West side of Louth, within walking distance to the town centre and offering light and spacious accommodation throughout.

As you step inside, you are greeted by a spacious light living room and a modern open plan kitchen diner, with a downstairs bathroom off. To the first floor, you will find two double bedrooms, one with an en-suite W.C. Externally, you will find a low-maintenance courtyard providing a lovely outdoor area to relax and enjoy.

Ideal for a variety of different buyers, being the perfect house for first time buyers, a second home or a buy to let. Don't miss the opportunity to make this delightful house your new home.

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.

School Catchment Area

This property is in the catchment area for 8 primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School. As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

Accommodation

Entrance via glass panelled timber door into;

Open Plan Dining Kitchen 11' 4" x 15' 1" plus 8' 6" x 6' 2"
(3.35m 1.22m x 4.57m 0.30m plus 2.44m 1.83m x 1.83m)



Kitchen area consisting of fitted wall, base and drawer units in white gloss with under lighting and black roll top worktop with breakfast bar. Integral microwave, electric oven with four ring 'NEFF' gas hob with stainless steal extractor over. One and a half bowl composite sink unit with drainer and mixer tap. Cupboard with space and plumbing for washing machine. French doors leading out to rear courtyard. Single glazed window to rear.

Dining area consisting of tile effect flooring throughout, brick fireplace with stone hearth, fuse box and meter cupboard, timber window to front, radiator,

Living Room 11' 0" x 15' 7" (3.35m 0.00m x 4.57m 2.13m)



With fitted brick feature fireplace with wooden mantle, sliding doors leading out to rear courtyard, staircase to first floor, single glazed window to front, two radiators.

Bathroom 7' 3" x 4' 9" (2.13m 0.91m x 1.22m 2.74m)



Fitted with a modern three piece suite consisting of wc, wash hand basin in vanity unit with mirrored cupboard above, and panelled bath tub with shower and glass screen. Chrome heated towel rail. Tile effect flooring throughout and fully tiled grey walls. UPVC double glazed privacy glass window to rear and extractor fan.

Hallway

With radiator. Door leading to;

Bedroom One 11' 3" x 15' 6" max (3.35m 0.91m x 4.57m 1.83m max)



With cupboard housing the gas combination boiler, windows to front and rear, door leading out to flat roof area and radiator.

En-Suite



With two piece suite consisting of wc and wash hand basin in vanity unit containing mirror, base and walls units, window to rear.

Bedroom Two 8' 8" x 15' 7" max (2.44m 2.44m x 4.57m 2.13m max)



With fitted wardrobe with storage area above, glass panel to hallway, loft access hatch, window to front and rear and radiator.

Rear Courtyard



With polycarbonate roof over patio area with steps up to further raised patio, raised flowerbeds and outside brick store.

Services

Mains water, gas, drainage, electricity and gas 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.

Total Floor Area

72m² / 775ft²

Council Tax Band

East Lindsey Council Tax Band A

Brochure Prepared

April 2023

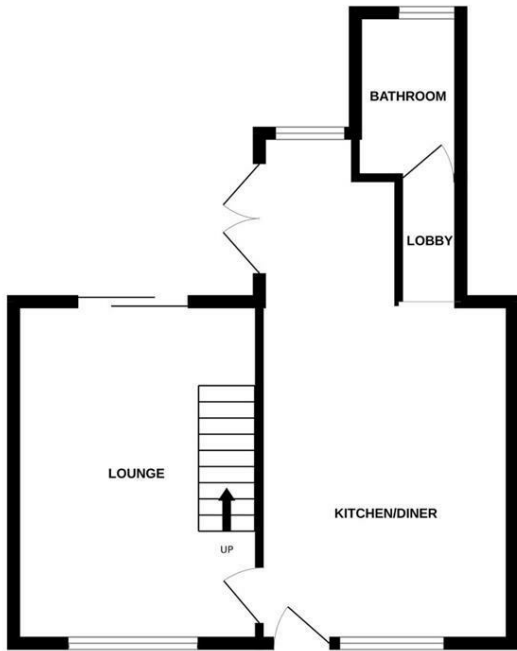
Viewings

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

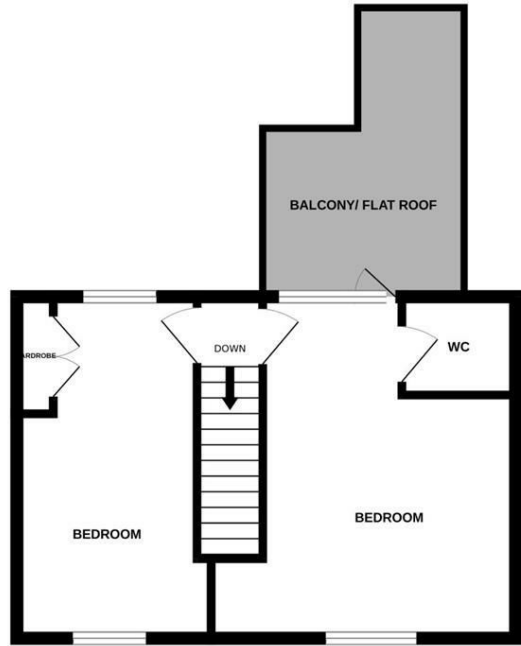
Opening Hours

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

GROUND FLOOR

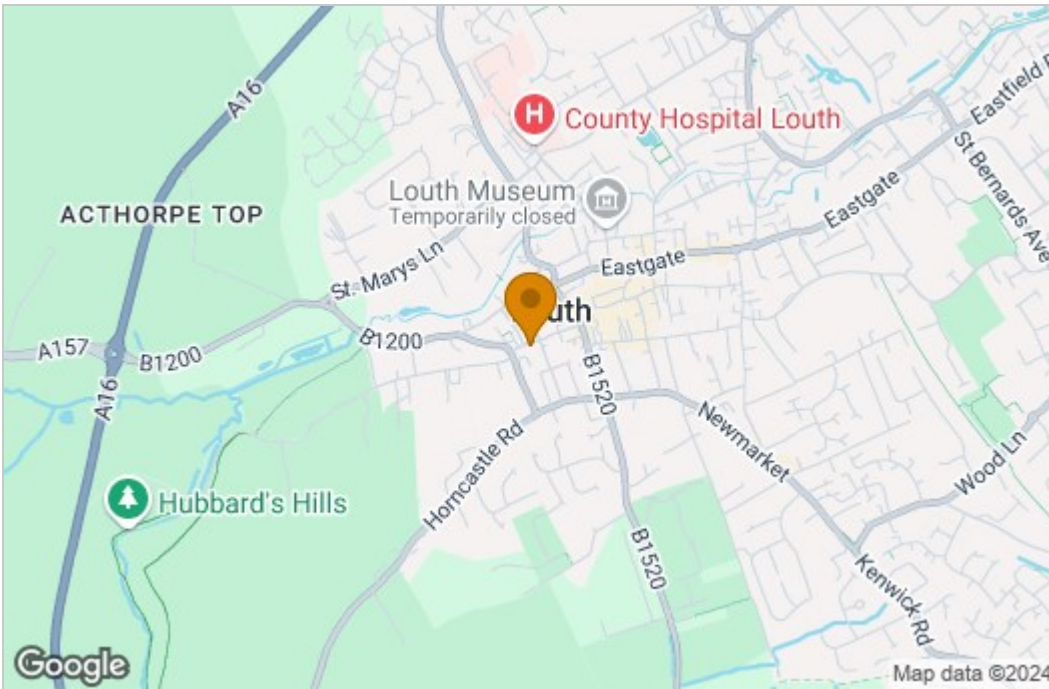


1ST FLOOR

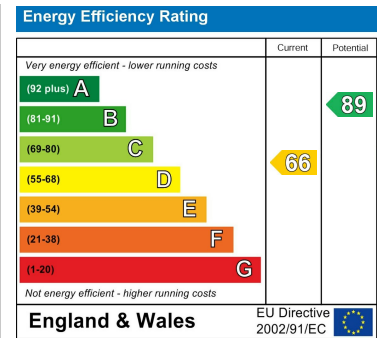


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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