



16 Ashley Road, Louth, LN11 9DB

Guide Price £155,000

Presenting this charming two-bedroom mid-terrace house which dates back to the early 1900's and is situated on a well regarded no through road within the towns conservation area close to amenities and in reach of the town centre, this property offers both tranquillity and convenience.

As you step inside, you are greeted by two inviting reception rooms, a well-equipped kitchen with a shower room off.

To the first floor, you will find two cosy bedrooms, one with an en-suite W.C.

Externally, you will find a low-maintenance rear garden which is perfect for enjoying a morning coffee.

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.

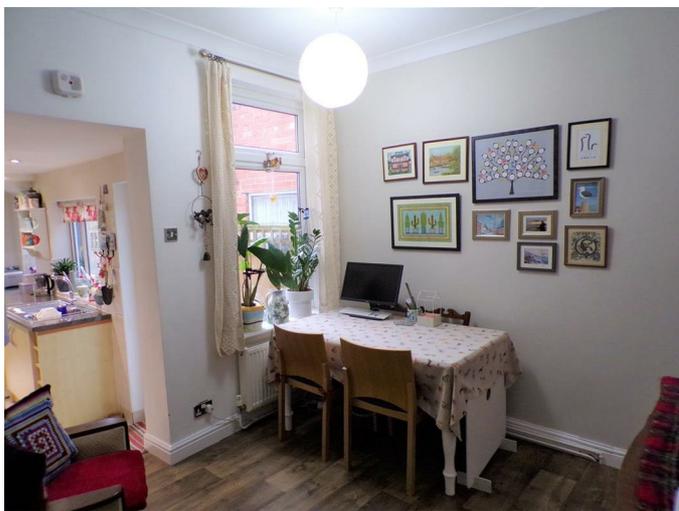
It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /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.

Lounge 10' 10" x 9' 10"



With electric fire set into cream surround. Radiator. Power points. Bow window to front. T.V aerial point.

Dining Room 10' 10" x 9' 8"



With UPVC double glazed window to rear. Radiator. Power points. Fitted shelving. Under stair storage cupboard. Step down to kitchen.

Kitchen 6' 3" x 13' 10"



Fitted with a range of wall, base and drawer units with work surface over. Double bowl stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood over. Integral microwave, oven and coffee maker. Space for washing machine and tumble dryer. Space for fridge freezer. Partly tiled walls. Radiator.

Shower Room 7' 1" x 6' 7"



Fitted with a three piece suite consisting of wash hand basin set into fitted unit with storage cupboards, shower cubicle and WC. Frosted UPVC double glazed window to rear. Shaving point. Heated towel rail. Partly tiled.

First Floor Landing

Stairs leading to the first floor with loft access and storage cupboard.

Bedroom One 10' 10" x 9' 10"



Spacious double bedroom with UPVC double glazed window to rear. Radiator. Power points. Built in storage cupboards. Stairs leading down into bathroom. Steps down to en suite.

En-Suite 6' 3" x 10' 1"



(Currently being used as a dressing room) Fitted with a two piece suite consisting of wash hand basin with mixer taps and WC. Housing the wall mounted 'Baxi' boiler. Radiator. Space and plumbing for bath or shower. UPVC double glazed window to rear.

Bedroom Two



Spacious double bedroom with UPVC double glazed window to front. Radiator. Power points.

Outside



To the rear is an enclosed small low-maintenance garden which is decked with lighting and a garden shed. Outside tap. Outside power point.

Services

Mains electricity, water, gas and drainage are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

Tenure

We believe this property to be freehold and are awaiting solicitors confirmation.

Council Tax Band

East Lindsey Council Tax Band A

Brochure Prepared

April 2023

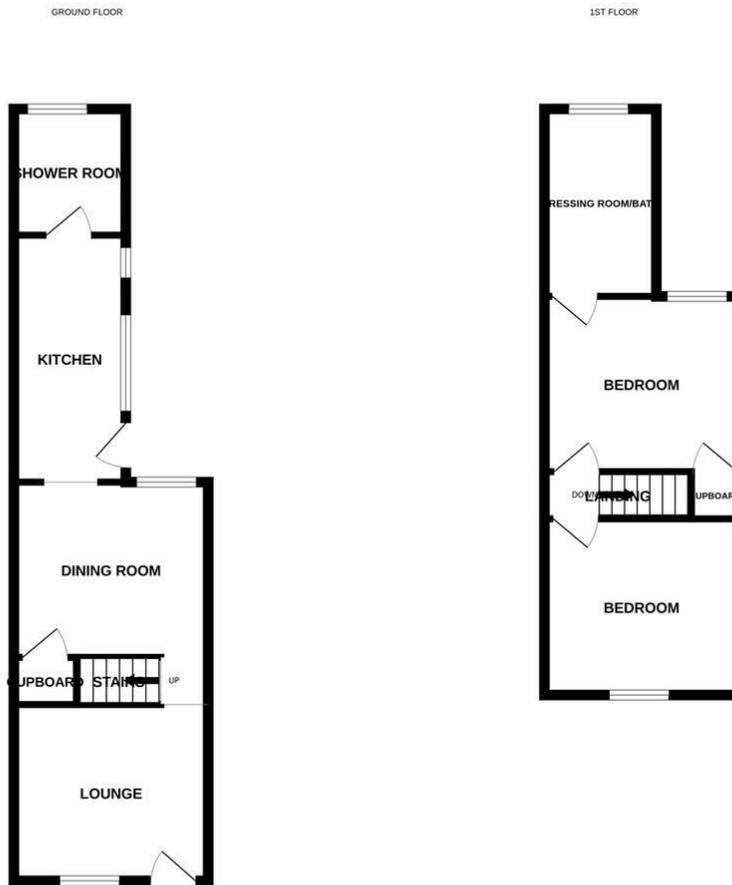
Viewings

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

Opening Hours

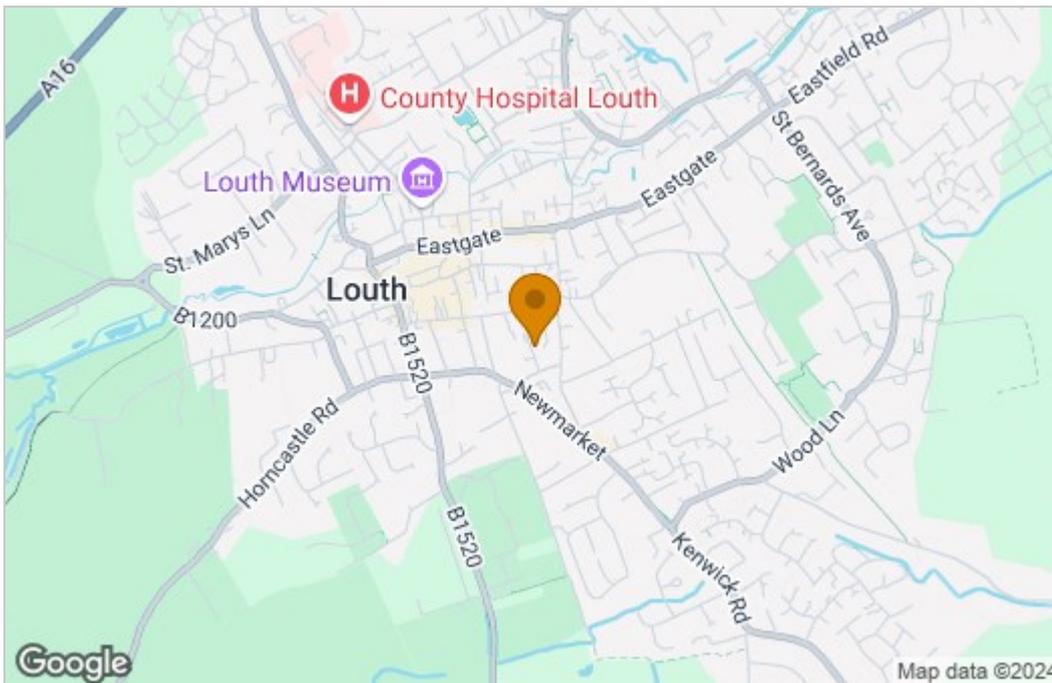
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

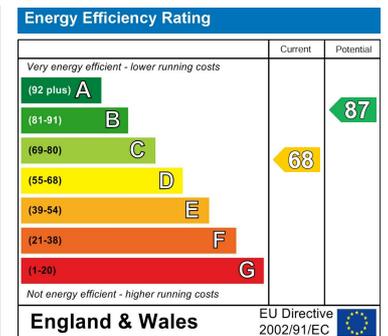


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2023

Area Map



Energy Efficiency Graph



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