



34 Abbey Road, LN11 8AQ
Offers In Excess Of £199,995

*****READY TO MOVE IN*****

TES Property is delighted to bring to the market this delightful semi detached house conveniently located for easy access to Louth town centre and all of its amenities.

This family home internally benefits from an entrance hallway, kitchen, lounge diner, downstairs W.C, first floor landing, three spacious bedrooms and a modern bathroom.

The property has the added bonus of having a sizeable south-west facing rear garden that is fully enclosed with secure wooden fencing to the boundary along with an outbuilding providing scope for a range of different uses.

Viewing is recommended to appreciate all this lovely property has to offer.

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 7'5" x 10'4" (max) (2.283m x 3.150m (max))

Enter the property via a uPVC front door into a welcoming hallway with tiled flooring, radiator, staircase leading to the first floor landing and doors leading to the kitchen, lounge diner and downstairs W.C.

W.C 5'1" x 2'6" (1.572m x 0.778m)

With a corner wash hand basin with tiled splashback and mixer tap, W.C, tiled flooring, uPVC double glazed window to the side and a radiator.

Kitchen 10'9" x 11'4" (max) (3.302m x 3.455m (max))



Fitted with a range of wall, base and drawer units with work surface over, one and a half bowl sink unit with drainer and mixer taps, 'Rangemaster' oven with five ring gas hob, tiled splashbacks, door into pantry cupboard

which is fitted with shelving and a window to the rear, space and plumbing for dishwasher, tiled flooring, uPVC double glazed window to the rear and uPVC door leading out to the rear garden.

Lounge Diner 18'7" x 10'4" (5.671m x 3.172m)



Bright and airy lounge diner with wooden flooring, spotlights to the ceiling, two radiators, uPVC double glazed windows to the front and rear and a telephone point.

First Floor Landing



With uPVC double glazed window to the front, doors leading into all first floor rooms and loft access hatch with pull down ladder.

Bedroom 1 12'9" x 10'8" (max) (3.906m x 3.273m (max))



Spacious master bedroom with a uPVC double glazed window to the rear overlooking the garden and a radiator.

Bedroom 2 10'9" x 10'9" (max) (3.283m x 3.294m (max))



Double bedroom with uPVC double glazed window to the rear, a radiator and a storage cupboard housing the 'Worcester' gas combination boiler.

Bedroom 3 7'6" x 10'5" (max) (2.303m x 3.182m (max))



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

Bathroom 7'3" x 7'9" (max) (2.222m x 2.368m (max))



Modern bathroom fitted with a white three piece suite consisting of a panelled bath with waterfall shower head over and glass shower screen, wash hand basin and W.C set within a vanity unit with storage cupboards, partly tiled walls, frosted uPVC double glazed window to the side, extractor and a radiator.

Outside



The property is fronted with a low maintenance gravelled driveway which provides off road parking for multiple vehicles. There is a block paved pathway, and a secure gateway leading into the rear garden.

The rear garden is south-west facing and is secured with wooden fencing to the boundary. The majority of the garden is laid to lawn with a vegetable patch and raised beds. There is a patio area providing the perfect space for alfresco dining and entertaining in the summer months.

There is an outbuilding which is divided into three sections measuring:

1: 2.213m x 1.566m

2: 1.696m x 1.251m

3: 0.862m x 1.672m

There is power, lighting and plumbing to the outbuilding.

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: A

Brochure Prepared

January 2024.

Viewings

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

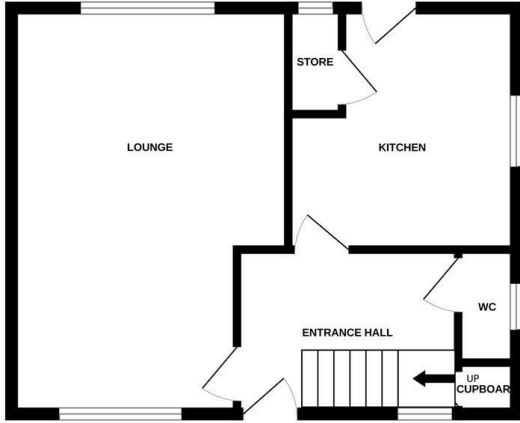
Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan

GROUND FLOOR



1ST FLOOR

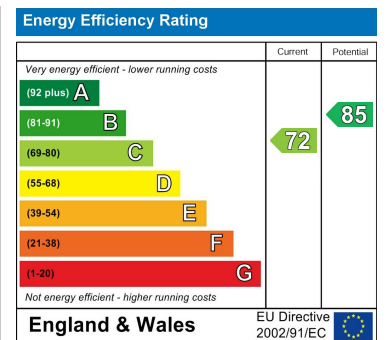


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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