



**5a Charles Street, Louth, LN11 0LB**  
**Asking Price £229,950**

\*\*\*NO ONWARD CHAIN\*\*\*  
\*\*\*READY TO MOVE IN\*\*\*

TES Property is delighted to bring to the market this modern 3 bedroom mid terraced townhouse located close to the town centre and all local amenities.

This gorgeous family home benefits from an open and neutrally decorated entrance hallway, modern kitchen/diner, utility, cloakroom, family bathroom, 3 spacious double bedrooms with the main bedroom containing an en-suite and a good sized lounge.

The property has the added bonus of having an easy maintainable rear garden, a single garage and adjacent parking space.

With uninterrupted views of the town centre from every floor of the property, viewing is highly 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 17'3" max. x 5'8" (5.28m max. x 1.74m)**



A larger than usual entrance hallway with neutral decoration, radiator and the staircase to the first and second floor accommodation.

### **Reception Room 9'4" x 9'9" (2.87m x 2.98m)**



A light and open space perfect for dining or relaxing with radiator, wall mounted consumer unit, and uPVC double glazed window to front. The space is open plan to the Kitchen/Diner.

### **Kitchen/Diner 9'4" x 16'0" (2.86m x 4.90m)**



A fantastic hosting space with the original upgrade package incorporating; integrated dishwasher, 1 1/2 bowl stainless steel sink and drainer, wall, base and drawer units in black with contrasting grey worktops, electric Zanussi oven with 4 ring gas hob with stainless steel extractor over, radiator, uPVC double-glazed window to the rear of the property and access door to the utility.

### Utility 5'7" x 5'4" (1.72m x 1.64m)



A useful and modern utility room provides wall and base units, a stainless steel sink and drainer, radiator, wall mounted boiler, uPVC double glazed door to rear the rear garden, parking and garage.

### Cloakroom 5'7" x 2'9" (1.71m x 0.84m)



with W.C. and corner wash hand basin, grey tile floor and splashbacks, alarm panel and radiator.

### Staircase to First Floor

### First Floor Landing



With hot water cylinder cupboard.

### Living Room / Potential Bedroom 15'7" x 9'10" (4.77m x 3.00m)



with radiator, TV point, uPVC double glazed window to front.

### Bedroom 3 8'8" x 15'6" (2.647m x 4.745m)



Radiator, TV point, uPVC double glazed window to rear.

**Family Bathroom 6'11" x 5'6" (2.13m x 1.69m)**



A modern bathroom suite comprising bath with shower over, wash hand basin, W.C., radiator, and extractor. The room is part tiled.

**Second Floor Landing**  
with loft access hatch

**Bedroom 2 8'11" x 15'7" (2.72m x 4.75m)**



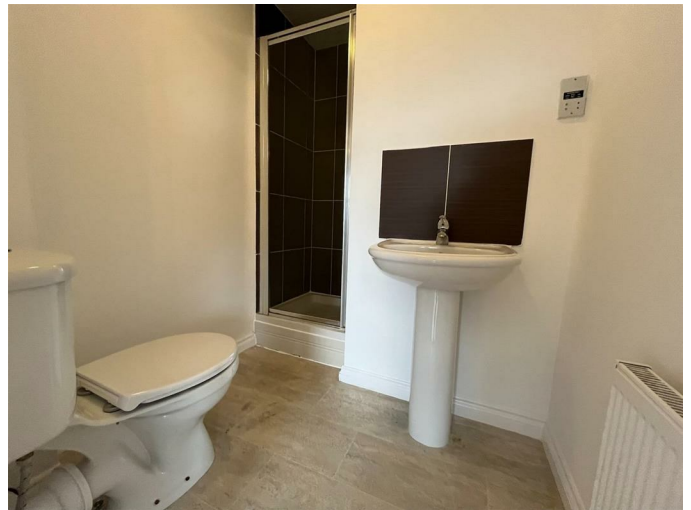
Fitted wardrobe, radiator, uPVC double glazed window to rear.

**Bedroom 1 15'7" x 10'0" (4.76m x 3.05m)**



with radiator, uPVC double glazed window to front, radiator, TV point.

**En-Suite 5'8" x 4'1" (1.73m x 1.25m)**



Shower, W.C., wash hand basin, radiator, tile splashbacks, shaver point.

**Semi-Detached Garage 18'8" x 9'3" (5.69m x 2.82m)**

Accessed from the rear of the property, a useful garage space with fuse box, up and over door.

## Rear Gardens



1 x parking space on driveway. Gated access to rear garden with paved pathway, AstroTurf lawn, outside tap.

## Views



## 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.

## Service Charge

We have been advised by the current owners that there is a 6 monthly service charge for the upkeep of the communal spaces.

## Council Tax Band

East Lindsey Council Tax Band C

## Tenure

The property is believed to be freehold and we await solicitors confirmation.

## Opening Hours

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

Saturday 9:00am to 1:00pm

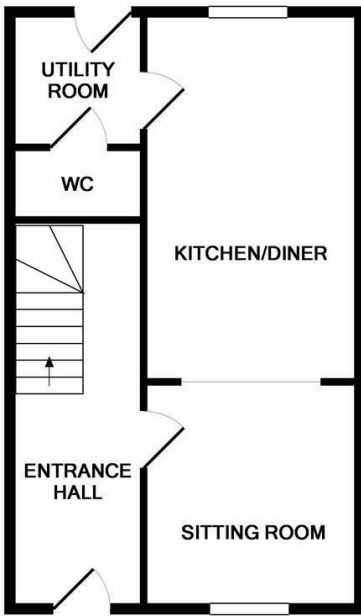
## Viewings

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

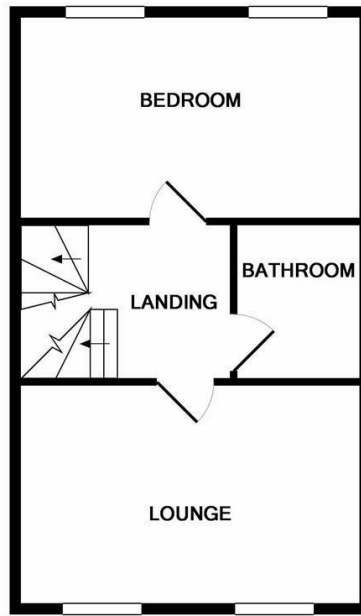
## Brochure Prepared

February 2024

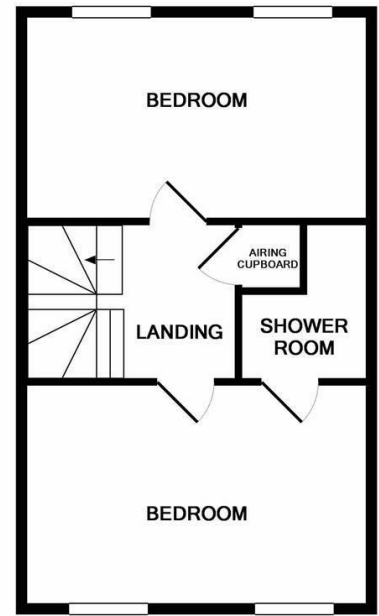
## Floor Plan



GROUND FLOOR



1ST FLOOR



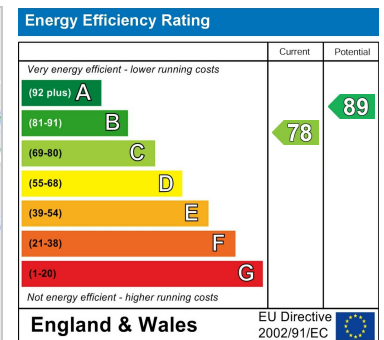
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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