



**5 Northgate, Louth, LN11 0LN**  
**Guide Price £180,000**

\*\*\*NO ONWARD CHAIN\*\*\*

This delightful period town house offers characterful, spacious living accommodation throughout. Situated within close proximity of town centre this property offers plenty of potential and far more space than first impression suggests. Internal viewing is a must.

Internally offering a welcoming entrance hall, a spacious lounge and dining room, a well equipped kitchen with doors leading to the rear courtyard, 3 first floor bedrooms, family shower room.

Externally a pleasant walled courtyard garden offers ample space and additional storage via a shed and brick store with the added benefit of a summer house.

### **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**

A long and welcoming entrance hallway with wall mounted meters, radiator, and staircase leading to the first floor accommodation

### **Dining Room 12'3" x 15'9" (3.75m x 4.82m)**



A light an open room which connects directly to the Living room via glazed panel doors benefits from Red brick blocked fireplace, single glazed sash window to rear, shelving in wall recess, a deceptively spacious under stair cupboard.

### **Living Room 15'11" x 13'11" (4.86m x 4.25m)**



With windows facing onto Northgate, this large living space offers huge potential. The room benefits from a radiator, gas fireplace with brick hearth & mantle, a sink with hot & cold tap and single glazed sash windows to the front.

### **Kitchen 6'8" x 18'4" (2.056m x 5.6m)**



Fitted with a range of wooden wall, base & drawer units with worksurface over, stainless steel sink & double drainer, uPVC double glazed window looking out to rear courtyard, radiator and timber door with glass panel out to the rear.

### **First Floor**

## 1/2 Landing



## Room 6'5" x 7'10" (1.98m x 2.4m)



A room which could be suitable for a number of uses leads to the shower room. The room benefits from a single glazed sash window.

## Shower Room 5'7" x 6'9" (1.72m x 2.08m)



A good sized shower room with glass shower cubicle, corner wash hand basin, w.c, single glazed frosted sash window and radiator.

## Top Landing

With storage cupboard and radiator.

## Bedroom 11'9" x 12'8" (3.6m x 3.88m)



A spacious double bedroom with a storage cupboard housing Vaillant boiler, a radiator, sash windows to the rear.

## Bedroom 6'3" x 10'9" (1.93m x 3.28m)



A single bedroom with a radiator and sash window to the front.

### **Bedroom 13'11" x 12'7" (4.26m x 3.85m)**



The largest of the bedrooms with a radiator, fitted wardrobes and drawer units to one wall and a sink.

### **Outside**



The property benefits from a spacious courtyard garden with brick store with w.c, and ample room for storage, a summerhouse, a storage shed and side passageway which leads to the front of the property.

### **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**

April 2024.

### **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)

### **Opening Hours**

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

Saturday 9:00am to 1:00pm

# Floor Plan

GROUND FLOOR

1ST FLOOR

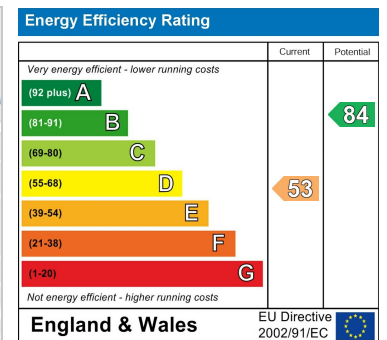


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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