



17 Graye Drive, Louth, LN11 8YJ
Guide Price £140,000

****No Onward Chain****

TES Property bring to the market this two bedroom end of terrace house in a popular residential area of Louth. The property briefly comprises a living room, kitchen, two bedrooms and a three piece suite bathroom. There is a secure rear garden and allocated parking to the front.

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.

Living Room 12'8" x 12'11" (max) (3.878m x 3.948m (max))



The front door opens into the cosy living room where there is a uPVC double glazed window to the front and side, coving to the ceiling, staircase to the first floor landing with a useful under stair storage cupboard below, T.V aerial point, consumer unit, a radiator and a door leading into the kitchen.

Kitchen 7'8" x 12'10" (2.361m x 3.922m)



Fitted with a range of wall, base and drawer units with a complimentary work surface over, one bowl stainless steel sink unit with drainer and mixer tap, integrated 'Beko' oven with four ring gas hob and extractor hood above, under counter space for washing machine and dish washer. There are tiled splashbacks, uPVC double glazed window to the rear, a radiator and a door leading into the rear garden.

First Floor Landing

With access to all first floor rooms.

Bedroom One 9'8" x 9'7" (2.950m x 2.937m)



Double bedroom with a uPVC double glazed window to the front, T.V aerial point, built in storage cupboard and a radiator.

Bedroom Two 6'7" x 11'1" (2.028m x 3.395m)



Single bedroom with a uPVC double glazed window to the rear, access to the loft hatch and a radiator.

Bathroom 6'0" (max) x 8'0" (max) (1.830m (max) x 2.459m (max))



Fitted with a three piece suite comprising a panelled bath with shower head over, W.C and a wash hand basin. There are tiled splashbacks, a uPVC double glazed privacy glass window to the rear, built in storage cupboard which houses the 'Vokera' gas combination boiler, shaving point, extractor and a radiator.

Outside



The property is fronted with a communal parking area where there are two allocated parking spaces to the side and a gateway leading into the rear garden.

The rear garden is partly laid to lawn with a gravelled area to the rear. There are several flower borders and planters throughout the garden along with a concrete shed base. The garden is fully secured with wooden fencing to the boundaries.

Tenure

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

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.

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

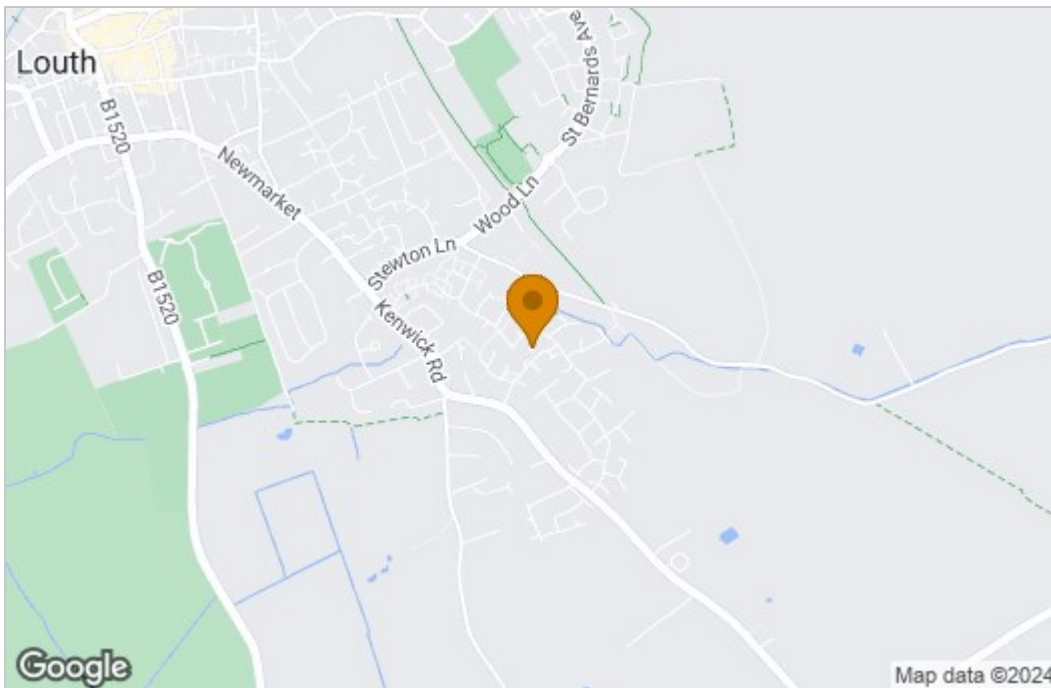
Opening Hours

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

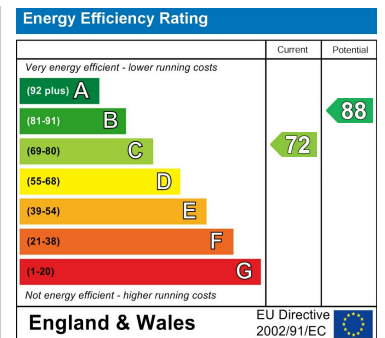
Saturday 9:00am to 1:00pm

Floor Plan

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.