



LIBRARY CLOSE, NORTHGATE, LOUTH, LN11
GUIDE PRICE £399,950



Situated in the heart of Louth town centre within walking distance to shops and amenities is this pleasant detached property. Internally benefitting from spacious living throughout and comprises a kitchen, utility, two reception rooms, study and downstairs W.C. Three generously sized bedrooms and three bathrooms to the first floor.

Externally the property features a very large garage, ideal for storing your vehicles or creating a workshop space, with a low maintenance outside space to the side and rear of the property.

Internal viewing is advised to appreciate all this property has to offer.



Location

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.

The property is located in the town centre opposite Louth Library.

Entrance Hall

With two uPVC double glazed windows to the front, alarm panel, door into garage, W.C and boot room, a radiator and staircase to the first floor.

Boot Room

9'5" x 10'7"
Fitted with shelving and a useful understair storage area.

Toilet

With low flush w.c and wash basin.

Garage Area

43'11" x 18'3" + 30'9" x 30'7"

With door from the Entrance Hallway, and fitted with a range of base and wall cupboards with inset sink, workshop area and a wooden garage door.

Return Staircase

To landing and to utility room.

Utility Room

6'3" x 11'8"

Fitted with a single drainer sink in base units, wall units, uPVC double glazed window to front, loft access hatch, Vaillant boiler, radiator, space for washing machine and a door into W.C.

Toilet Off

With w.c, wash basin, radiator and consumer unit.

Lounge

23'7" x 15'1"

With uPVC double glazed window to front and rear, radiator and door into inner hallway.

Kitchen

10'9" x 9'0"

Fitted with a range of wall, base and drawer units with worksurface over, 1 1/2 bowl sink unit, integrated appliances including a 4 ring hob, oven and grill, fridge, dishwasher and extractor. The splashbacks are tiled and there are spotlights to the ceiling.

Dining/Sitting Room

19'1" x 14'5"

With uPVC double glazed windows to front and rear, uPVC double glazed sliding door to the balcony and 2x radiators.

Balcony

14'4" x 13'9"

Inner Hallway

With double and single storage cupboards, lighting and hot water cylinder.

Bedroom 1

15'11" x 11'5"

With 2x double fitted wardrobes with lighting and uPVC double glazed window over balcony.

En-Suite Shower Room

With shower cubicle, wash basin in vanity unit, low suite w.c, radiator and Velux window.

Bedroom 2

14'7" x 11'6"

With double wardrobes with lighting and uPVC double glazed window to front.

En-Suite

Part tiled with panelled bath with shower attachment over, wash basin in fitted unit, low suite w.c, radiator, Velux window and extractor.

Bedroom 3/ Study

8'9" x 17'6" max

With uPVC double glazed window to the side and radiator.

Shower Off

With shower unit and wash basin in vanity unit.

Outside

Small gravelled gardens for ease of maintenance to the rear and side of the property, with a 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: E

Viewings

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

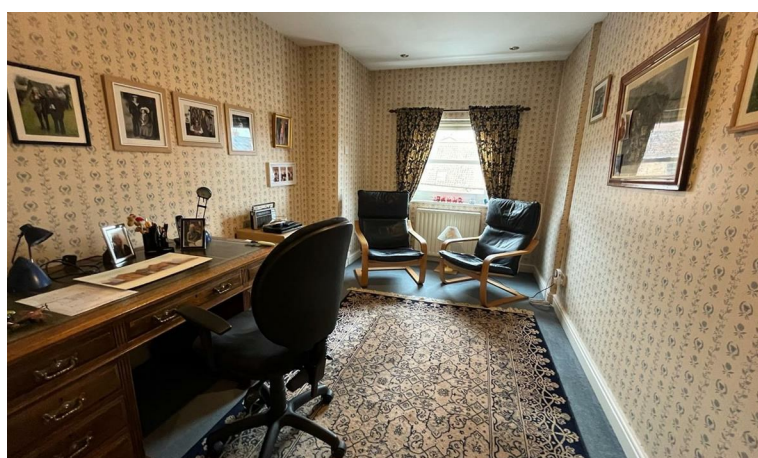
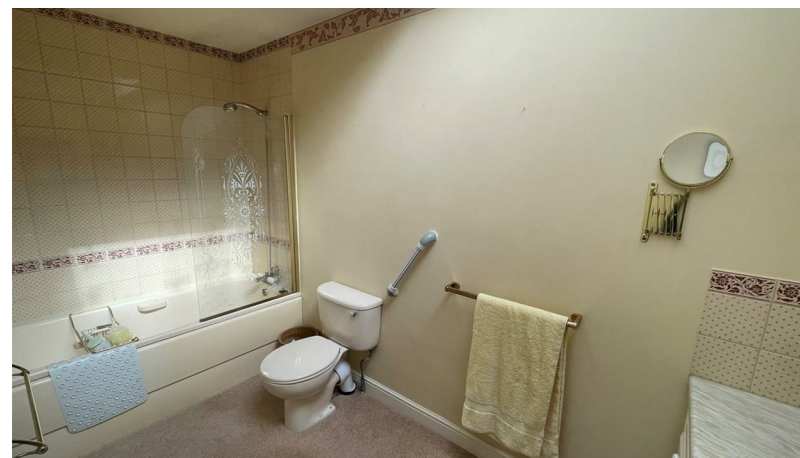
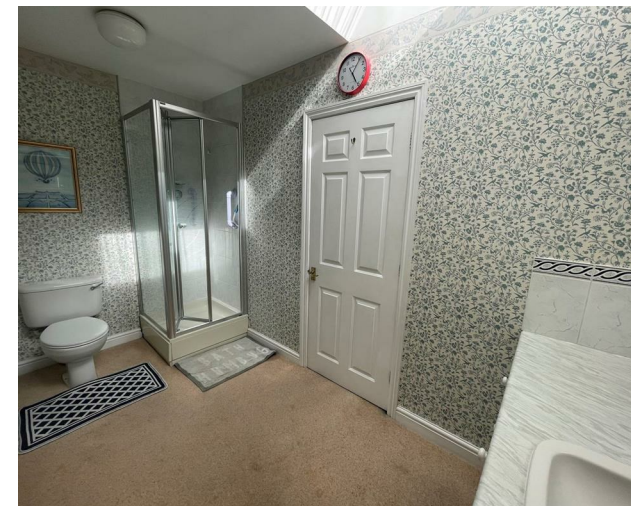
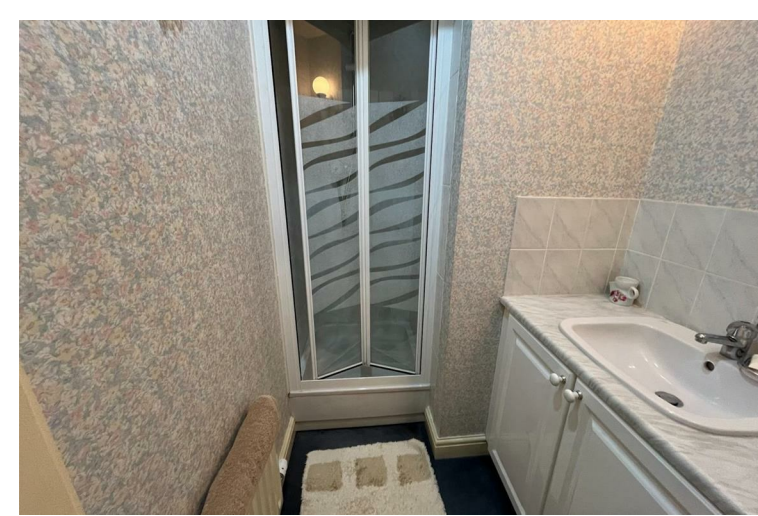
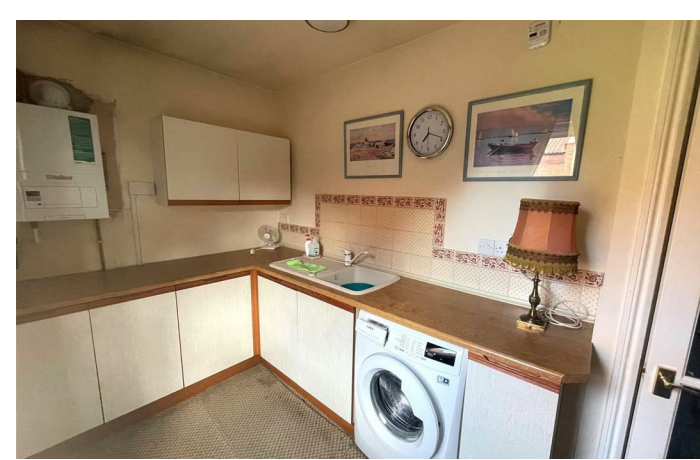
Opening Hours

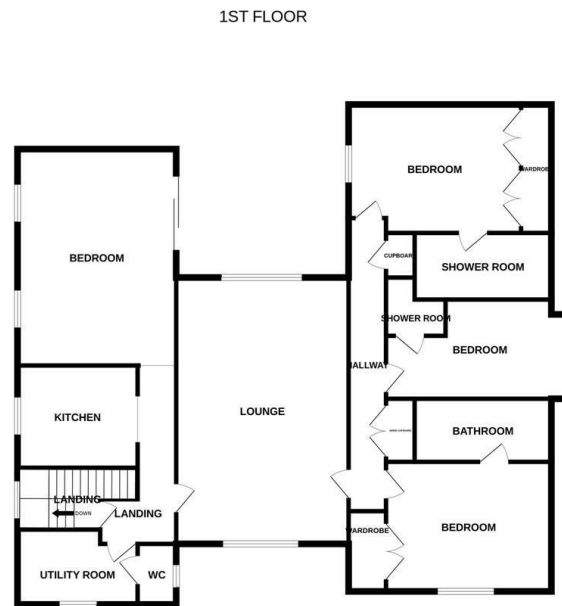
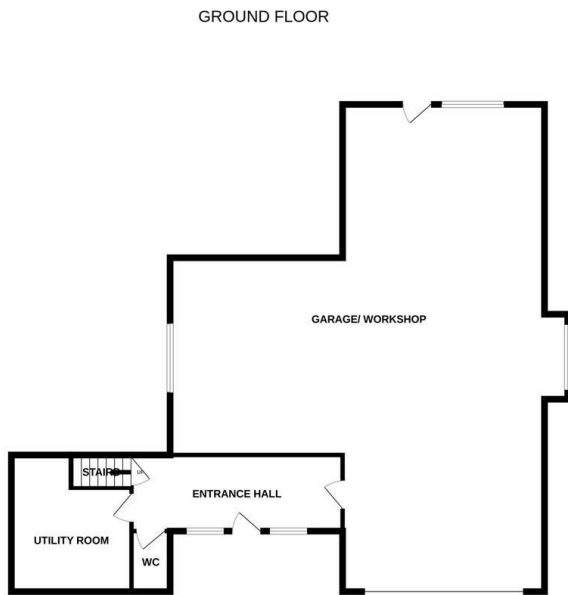
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Brochure Prepared

May 2024.







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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