



**32 Albatross Way, Louth, LN11 0ZF**  
**50% Shared Ownership £85,000**

TES Property bring to the market this well maintained and move in ready end of terrace house located on a popular residential development in Louth. This delightful property is offered for sale with a 50% shared ownership scheme, the perfect property for first time buyers starting on the property ladder. Internally benefitting from a modern kitchen diner, living room and W.C to the ground floor. The first floor comprises two double bedrooms and a three piece suite bathroom. Externally, there are two parking spaces and a secure rear garden.

### **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 15'4" x 12'2" (4.68m x 3.71m )**



Enter the property via a front door with frosted glass panel into the living room where there is a staircase leading to the first floor landing, uPVC double glazed window to the front, wall mounted consumer unit, smoke alarm, radiator and door leading through into the dining kitchen.

### **Dining Kitchen 15'3" x 8'3" + 5'4" x 4'10" (4.67m x 2.52m + 1.64m x 1.48m )**

Modern kitchen fitted with a range of wall, base and drawer units with a complimentary worktop over with matching upstands, one and a half stainless steel sink unit with drainer and mixer tap, integrated oven and four ring gas hob with extractor hood above and splashback, a cupboard houses the wall mounted 'Logic' gas combination boiler. There is a door into the downstairs W.C, a second door into a useful under stair storage cupboard and a door to the rear garden. Ample space for a dining table, laminate effect flooring, a radiator and space for a fridge freezer.

### **W.C 6'2" x 4'6" (1.9m x 1.39m )**



Continuation of laminate effect flooring and fitted with a W.C and wash hand basin with tiled splashback, radiator and extractor.

### **First Floor Landing**

With smoke alarm and access to both bedrooms and bathroom.

### **Bedroom 1 10'5" x 15'4" (3.2m x 4.68m )**



Double bedroom with two uPVC double glazed windows to the rear and a radiator.

### **Bedroom 2 15'3" x 8'1" + 4'10" x 4'10" (4.67m x 2.48m + 1.49m x 1.49m )**

Double bedroom with two uPVC double glazed windows to the front and access to the loft hatch.

### **Bathroom 6'4" x 6'4" (1.95m x 1.95m )**



Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower head over and glass shower screen, wash hand basin and W.C. With laminate effect flooring, tiled splash backs, shaving point, extractor and radiator.

### **Outside**



The rear garden is fully secure with wooden fencing to the boundary and a gateway to the side, the area is partly laid to lawn with a raised decking area, perfect for relaxing or alfresco dining in the summer months. The garden also features a wooden shed, an outside tap and external lighting.

The property is fronted with an area laid to lawn with a pathway leading to the front door. There are two parking spaces to the side 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 leasehold with a 99 year lease from 2020.

#### **Council Tax Band**

East Lindsey Council Tax Band A

#### **Brochure Prepared**

June 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)

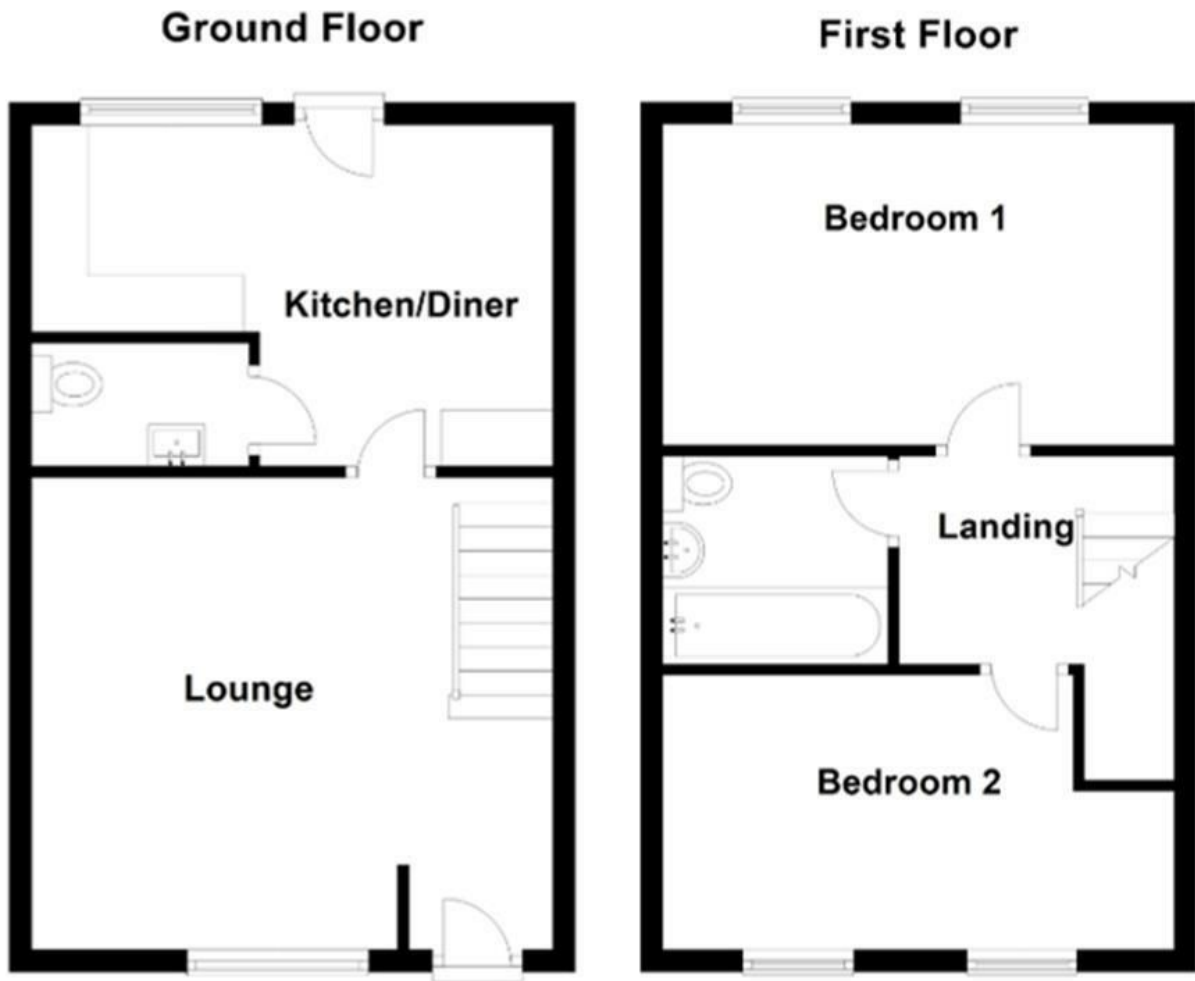
#### **Opening Hours**

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

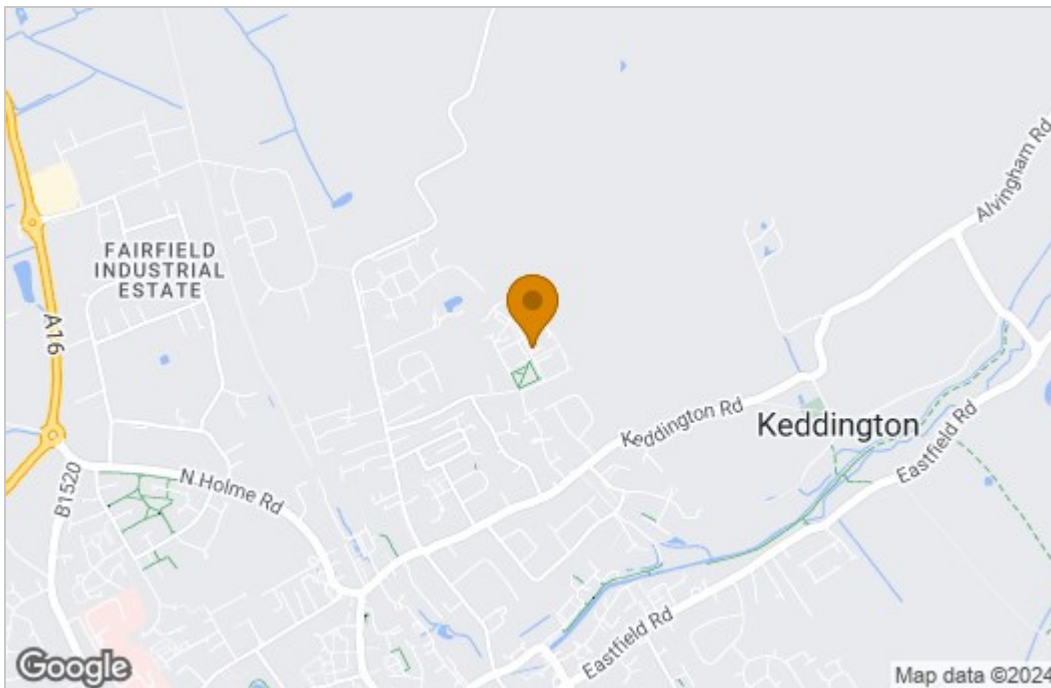
Saturday 9:00am to 1:00pm



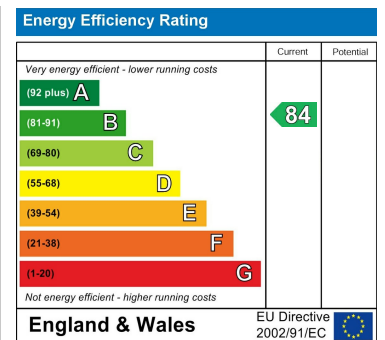
## Floor Plan



## 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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