



13 Lee Street, Louth, LN11 9HJ
Asking Price £105,000

Attention Investors & First Time Buyers

TES Property bring to the market this mid terrace property located within the conservation area of Louth, just a short walk into the town centre. The property requires modernization throughout and internally comprises a living room, kitchen, bathroom and two bedrooms. The property also features a rear garden with a brick store and shed.

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 12'11" x 11'7" (3.96m x 3.54m)



Enter the property into the living room where there is a feature electric fireplace with stone surround and wooden mantle, storage cupboards housing the gas and electricity meter, single glazed window to the front and a radiator.

Inner Hall



With a useful understair storage cupboard.

Bathroom 4'10" x 7'6" (1.49m x 2.29m)



Fitted with a three piece suite consisting of a W.C, wash hand basin and a panelled bath with shower over and certain rail. There is a wall mounted shelf and storage cupboard, single glazed window to the rear, radiator and part tiled walls and splashbacks.

Kitchen 13'7" x 8'0" (4.16m x 2.44m)



Fitted with a range of wall, base and drawer units with a wooden worktop over and tiled splashbacks, electric oven with four ring gas hob and pull out extractor over, one bowl stainless steel sink unit with drainer, single glazed window to the rear, timber glass panelled door to the rear, radiator and staircase leading to the first floor.

First Floor Landing

With access to both bedrooms and loft access hatch.

Bedroom 1 13'1" x 11'7" (3.99m x 3.55m)



With built in wardrobe with cupboard space over, single glazed window to the front and a radiator.

Bedroom 2 8'6" x 7'7" (2.6m x 2.32m)



With a wall mounted gas combination fired 'Vaillant' boiler, radiator and uPVC double glazed window to the rear.

Rear Garden



Part laid to lawn with a concrete pathway, brick store and garden shed.

Agent Notes

We have been informed that the owner of this property has a pedestrian right of way over No 15 Lee Street to gain access to their rear door and in turn the owner of No 11 Lee Street has a right of way over this property to gain access to their rear garden and rear entrance door. Please note this is yet to be confirmed with solicitors.

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.

Brochure Prepared

July 2024.

Council Tax Band

East Lindsey Council Tax Band A

Viewings

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

Opening Hours

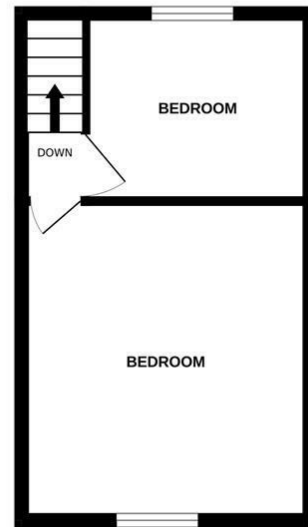
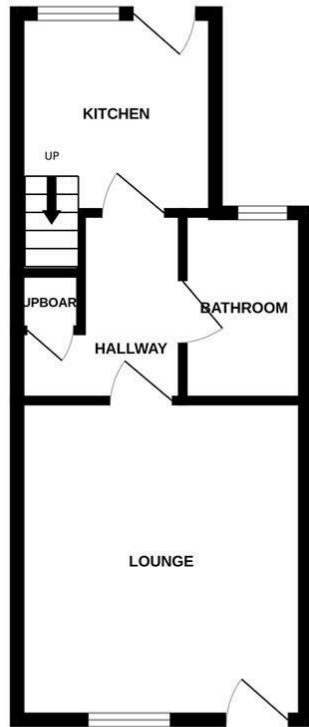
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan

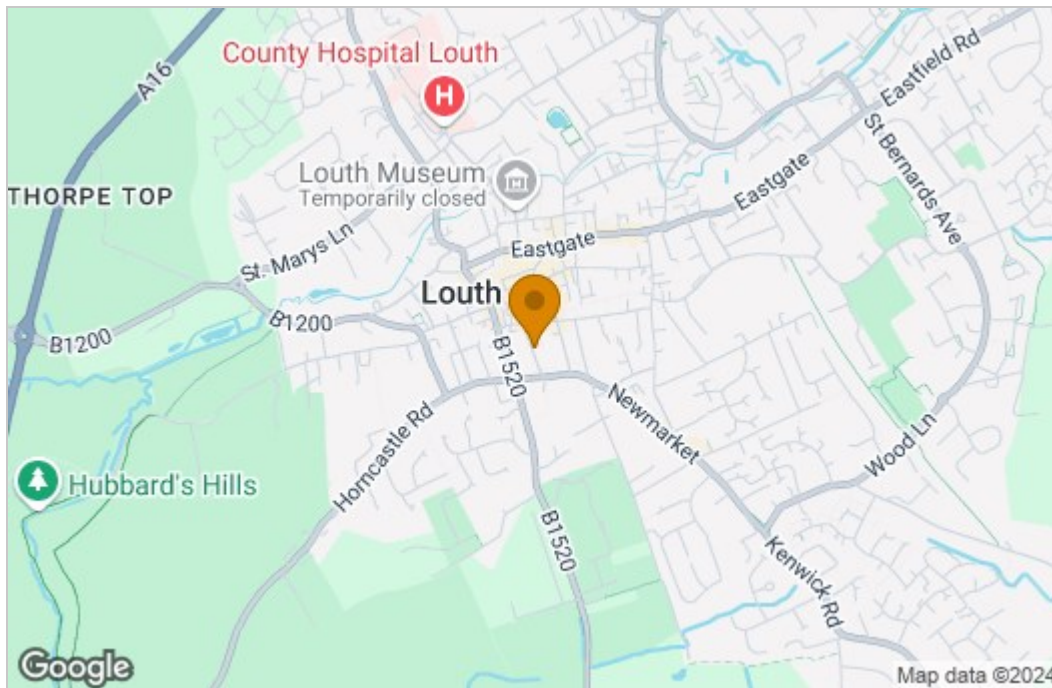
GROUND FLOOR

1ST FLOOR

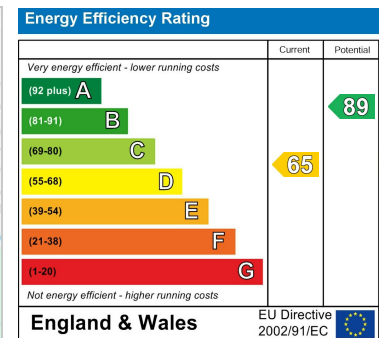


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024

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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
 Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk