



**34 Grimsby Road, Louth, LN11 0DY**

**Asking Price £165,000**

**\*No Onward Chain\***

TES Property bring to the market this pleasant two bedroom mid terrace property located within walking distance of Louth town centre. The property is accessed via a private road to the rear which leads down to the driveway and rear garden with a pathway leading to the property. Internally the property comprises a kitchen diner, two bedrooms, downstairs bathroom and a lounge with patio doors leading out to the decked balcony which over looks and leads down to further garden space.



### **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 Lobby**

With tiled flooring, radiator and doors leading into the bathroom and kitchen.

### **Bathroom 8'0" (max) x 6'10" (max) (2.44m (max) x 2.09m (max) )**



Fitted with a white three piece suite consisting of a W.C, wash hand basin with vanity storage cupboard, and a panelled bath with shower head over and certain rail. The walls are partly tiled, a uPVC double glazed privacy glass window to the side, extractor, radiator and continuation of the tiled flooring.

### **Dining Kitchen 13'11" x 11'3" (max) (4.25m x 3.43m (max) )**



Fitted with a range of wall, base and drawer units with a complimentary wood effect worktop over with tiled splashbacks, one and a half bowl stainless steel sink unit with drainer and mixer tap, space for an oven with extractor above and under counter space for washing machine. A staircase leads to the first floor with a useful under stair storage cupboard below, uPVC double glazed window to the rear, tiled flooring continues and leads through into the dining area where there are further wall units, radiator, space for fridge freezer and a step down with door leading into the lounge.

### **Lounge 10'3" x 11'3" (max) (3.13m x 3.44m (max))**



With uPVC patio doors opening out to the front garden, feature fireplace with wooden mantel, wood effect flooring, T.V aerial point, feature beams to the ceiling, radiator and a corner unit housing the consumer unit.

### **First Floor Landing**

With a smoke alarm and access to both bedrooms.



### **Bedroom 1 11'3" x 10'4" (3.44m x 3.15m )**



Double bedroom with a radiator and uPVC double glazed window to the front overlooking the garden.

### **Bedroom 2 7'7" x 8'4" (2.32m x 2.56m )**



Single bedroom with uPVC double glazed window to the rear, radiator, loft access hatch and built in storage cupboard which houses the wall mounted 'Baxi' boiler.

### **Front Garden**



The front garden features a raised decking area which

overlooks the garden with steps leading down to an area laid to lawn with a pathway to the side and gravelled area. The area is fully secure with fencing and a gateway providing front access. There is an outside power point.

### **Rear Garden**



The property is accessed via the rear where there is a driveway which provides off road parking for multiple vehicles and a pathway leading down to the property. There is a area laid to lawn with a wooden shed and mature bushes to the side.

### **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**

July 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**

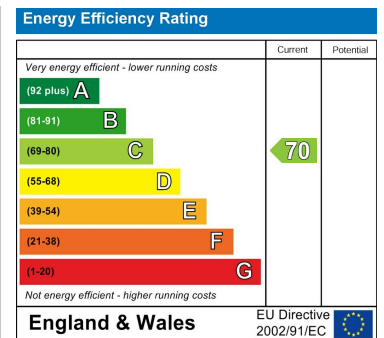
Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

# 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.