



**36 Mount Pleasant, Louth, LN11 9DR**

**Asking Price £160,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this charming end of terrace property located in a popular residential area of Louth, within walking distance of the town centre. This well maintained property comprises a lounge diner, kitchen, utility, two bedrooms and a bathroom. Externally benefitting from an attractive rear garden with garage and the added possibility of potential off road parking.

Viewing is highly recommended to appreciate all this delightful property has to offer.

### 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.

### Lounge Diner 11'1" (max) x 24'2" (3.40m (max) x 7.38m )



Enter via a uPVC front door into the living room where there is a feature gas fireplace with bricked surround, laminate flooring, uPVC double glazed window to the front, storage cupboards which house the wall mounted 'Worcester' gas boiler. A staircase leads to the first floor landing with further storage space below, a uPVC double glazed window to the rear and two radiators. A door leads into the kitchen.

### Kitchen 5'0" x 6'2" (1.53m x 1.89m )



Fitted with a range of wood effect wall, base and drawer units with a complimentary worktop over, one bowl stainless steel sink unit with mixer tap, integrated oven with four ring gas hob with extractor above, integrated dishwasher, tiled splashbacks, tiled flooring, uPVC double glazed window to the side, spotlights to the ceiling, radiator and an opening into the utility.

### Utility 5'0" x 6'2" (1.53m x 1.89m )



Fitted with the same matching wall and base units as the kitchen with worktop over, tiled flooring, space for fridge freezer, vertical radiator, and a door leading out to the rear garden.

## First Floor Landing



Landing space with loft access hatch, coving to the ceiling and access to both bedrooms and the bathroom.

**Bedroom 1 10'5" (max) x 11'4" (max) (3.18m (max) x 3.46m (max) )**



Double bedroom with uPVC double glazed window to the front, feature fireplace, coving to the ceiling and a radiator.

**Bedroom 2 6'10" x 10'10" (max) (2.09m x 3.31m (max) )**



Double bedroom with uPVC double glazed window to the rear, coving to the ceiling, radiator, built in airing cupboard which houses the hot water tank.

**Bathroom 5'11" x 5'6" (1.82m x 1.7m )**



Fitted with a three piece suite consisting of a panelled bath with shower head over with curtain rail, wash hand basin and a W.C. There is a heated towel rail, shaving point, uPVC double glazed privacy glass window to the side, tiled splashbacks, lino flooring and extractor.

## Outside



The property is fronted with a small secure garden enclosed with fencing with a gate to the front. A pathway leads to the front door with gravelling to the side. There is an additional personnel gate leading to the rear garden.

To the rear there is an enclosed mature garden with a variety of shrubs and bushes throughout with several planters and borders. The area is mainly laid to lawn with a patio area with wooden veranda above. As you head down to the rear of the garden there is an additional patio and a concreted area which leads to the garage, with the possibility of adding off road parking. There is an outside tap and lighting.

### **Garage 11'1" x 14'1" (3.4m x 4.3m )**

Single garage with power, lighting, double opening wooden doors and a window 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.

### **Brochure Prepared**

July 2024.

### **Council Tax Band**

East Lindsey Council Tax Band A

### **Viewings**

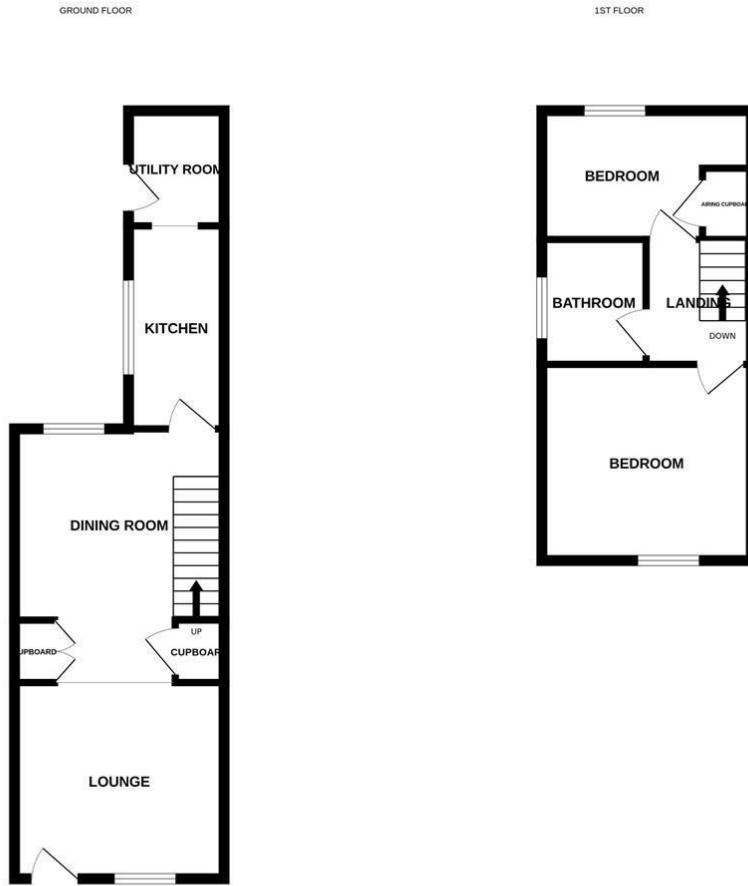
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

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

Saturday 9:00am to 1:00pm

# Floor Plan

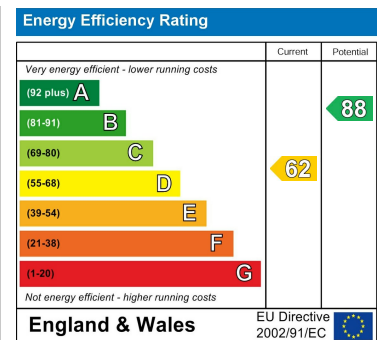


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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