



3 Albany Road, Louth, LN11 8ET

Asking Price £245,000

No Onward Chain

TES Property is delighted to bring to the market this three bedroom detached bungalow located in the market town of Louth, close to shops and amenities.

Internally consisting of a breakfast kitchen, lounge, three bedrooms and three piece suite shower room. Externally the property benefits from a front and rear garden with single detached garage and off road parking.

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 Porch 4'7" x 3'1" (1.42m x 0.94m)

Enter the property via a uPVC front door with privacy glass window to the side. An inner door leads into the hallway.

Hallway



With access to all rooms, coving to the ceiling, smoke alarm, loft access hatch, radiator and airing cupboard which houses the hot water cylinder and is fitted with shelving.

Lounge 19'10" x 13'2" (max) (6.06m x 4.02m (max))



With two radiators, coving to the ceiling, uPVC sliding patio door to the rear, uPVC double glazed bay window to the front, feature fireplace, T.V aerial point and wall lighting.

Breakfast Kitchen 11'9" x 9'3" (3.59m x 2.84m)



Fitted with a range of wall, base and drawer units with worktop over with tiled splashbacks, one bowl stainless steel sink unit with drainer and mixer tap, integrated 'Stoves' oven and grill with four ring gas hob and extractor above, wall mounted gas boiler, fitted breakfast bar, uPVC double glazed window and door to the rear, coving to the ceiling and a radiator.

Bedroom 1 11'11" x 10'1" (3.64m x 3.08m)



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

Bedroom 2 9'5" x 11'11" (2.88m x 3.64m)



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

Bedroom 3 10'10" x 7'0" (3.31m x 2.14m)



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

Shower Room 6'3" x 6'10" (1.92m x 2.1m)



Fitted with a three piece suite consisting of a walk in shower with glass shower screen, W.C and wash hand basin in vanity unit with storage cupboards, tiled splashbacks, uPVC double glazed privacy glass window to the rear, coving to the ceiling, extractor and a radiator.

Garage 20'0" x 10'0" (6.12m x 3.05m)

Single garage with up and over door, uPVC double glazed window to the side, power, lighting and door to the side.

Outside



The rear garden is fully enclosed with wooden fencing to the boundary and a personnel gate leading to the front and a door into the garage. Further featuring several patio areas throughout the garden and mature shrubs and bushes adding extra privacy with an additional area laid to lawn. There is an outside tap, raised brick planters and an area laid with gravel.

To the front of the property there is a block paved driveway providing off road parking and leads to the single garage. To the side is a gravelled area which is fronted with a dwarf brick wall with mature shrubs and plants.

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.

Total Floor Area

96m² / 1,034ft²

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

August 2024

Viewings

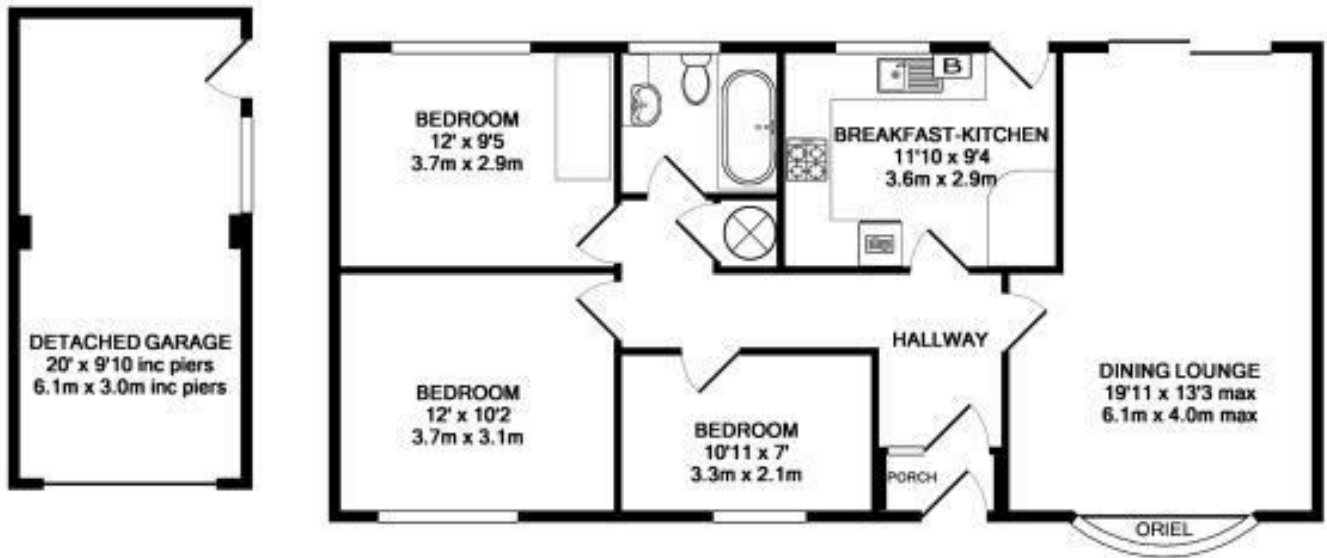
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

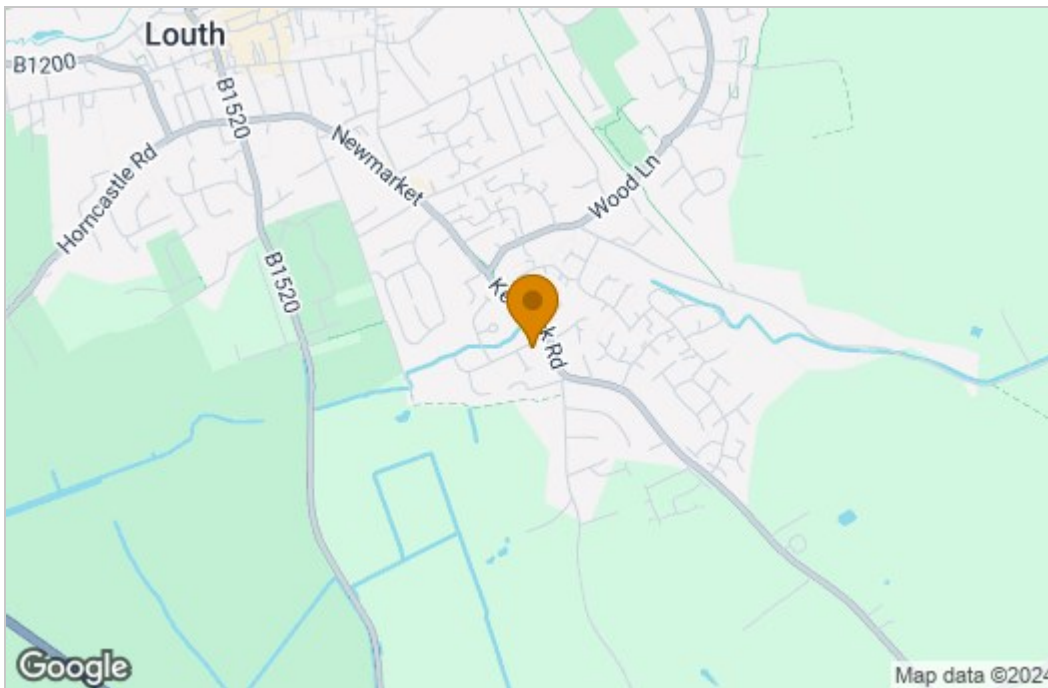
Floor Plan



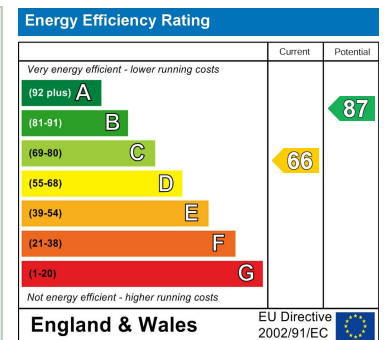
TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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