



7 Hawthorne Avenue, Louth, LN11 0LD

Asking Price £120,000

NO ONWARD CHAIN

TES Property bring to the market this mid terrace property located just a short walk into the town centre of Louth. Internally comprising an entrance hall, living room, dining room, galley style kitchen, downstairs bathroom and rear porch. The first floor consists of two double bedrooms with a potential third bedroom or dressing room accessed via bedroom 2. A private courtyard garden to the rear with shared passageway to the bottom of the 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.

Entrance Hallway

With uPVC front door and door leading into dining room.

Dining Room 14'2" x 11'4" (4.32m x 3.46m)



With uPVC double glazed window to the rear, radiator, opening into living room, door into kitchen and staircase to the first floor landing with under stair storage cupboard.

Living Room 11'6" x 10'8" (3.51m x 3.27m)



Feature gas fireplace, uPVC double glazed window to the front, coving to the ceiling and T.V aerial point.

Kitchen 6'0" x 9'9" (1.84m x 2.98m)



Galley style kitchen fitted with a range of wall, base and drawer units with worktop over, one bowl stainless steel sink unit with drainer, space for oven and further under counter space for washing machine and larder fridge, fully tiled walls, lino flooring, wooden single glazed window to the side and door into bathroom.

Bathroom 6'1" x 8'9" (1.87m x 2.67m)



Fitted with a three piece suite consisting of a panelled bath with shower head over and glass shower screen, W.C and wash hand basin. With continuation of lino flooring, uPVC double glazed window to the side, tiled splashbacks, radiator and airing cupboard which houses the hot water cylinder.

Rear Porch 8'3" x 6'9" (2.52m x 2.07m)

With wooden single glazed window to the side and rear and door leading out to the rear garden.

Landing

With access to bedrooms one and two and loft access.

Bedroom 1 11'6" x 14'1" (3.52m x 4.31m)



Double bedroom with radiator and uPVC double glazed window to the front

Bedroom 2 10'11" x 11'4" (3.35m x 3.47m)



Double bedroom with uPVC double glazed window to the rear, storage space with shelving, radiator and step down into bedroom 3/ dressing room.

Bedroom 3/ Dressing Room 6'1" x 9'10" (1.87m x 3.00m)

With uPVC double glazed window to the side, radiator and wall mounted gas boiler.

Outside



Low maintenance courtyard style garden to the rear with fencing and brick wall to the boundary with a gate at the bottom leading to the shared passageway. The garden also features a greenhouse and outbuilding.

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.

Floor Plan

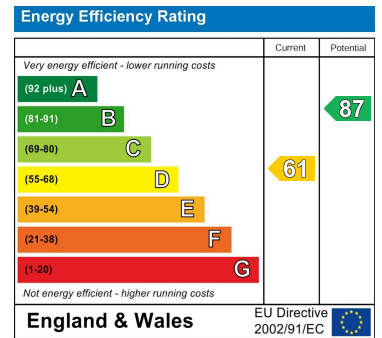


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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 v2024.

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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