



**With 2 Parking Spaces**



**3 The Gatherums, Queen Street Place, Louth, LN11 9BD**  
**Asking Price £180,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this pleasant semi-detached house located in the town centre of Louth, close to all amenities and has the added benefit of two allocated parking spaces and a secure courtyard garden. Internally comprising a hallway, kitchen, lounge diner and ground floor W.C, two double bedrooms and a modern shower room. There are steps leading up to the attic room which has potential for multiple uses.

### 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.

### School Catchment Area

This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School.

As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

### Entrance Hall



Welcoming hallway with access to the lounge diner, W.C, kitchen and return staircase to the first floor landing with storage cupboard below. With uPVC front door to the side, window into lounge, wall lighting and radiator.

### Kitchen 11'10" x 5'11" (3.62m x 1.81m )



With worktop space with fitted shelving below and fitted units, one and a half bowl stainless steel sink unit with drainer and mixer tap, space for oven, washing machine and fridge freezer, wall mounted 'Baxi' gas boiler, wooden single glazed window to the front, fully tiled walls, lino flooring and radiator.

### Lounge Diner 11'4" x 20'7" (3.46m x 6.29m )



With feature fireplace, wooden beaming to the ceiling, T.V aerial point, two wooden single glazed windows to the front, wall lighting, ample dining space and radiator.

**W.C 3'7" x 5'5" (1.10m x 1.66m )**



Fitted with a corner wash hand basin and W.C, wall mounted consumer unit, fitted shelving and extractor.

**First Floor Landing**



Sizeable landing with access to both bedrooms and shower room, T.V aerial point, wooden single glazed window to the front and rear, radiator and steps up into attic room.

**Bedroom 1 11'4" x 10'3" (3.46m x 3.13m )**



Double bedroom with two wooden single glazed windows to the rear, radiator and fitted wardrobe and drawer unit to one wall.

**Bedroom 2 8'11" x 9'11" (2.74m x 3.03m )**



Double bedroom with wooden single glazed window to the front, radiator and fitted wardrobe and drawer unit to one wall.

### Shower Room 11'10" x 5'10" (3.63m x 1.78m )



Spacious shower room fitted with a modern three piece suite consisting of a large walk in shower with glass shower screen. W.C and wash hand basin with mixer tap. Further comprising fully tiled walls, lino flooring, fitted light with shaving point, radiator, wooden single glazed privacy glass window to the front and built in airing cupboard fitted with shelving and houses the hot water cylinder.

### Attic Room 17'3" x 10'7" (5.26m x 3.25m )



Multiuse room with fitted storage cupboards along both walls and velux window with views of St James' Church.

### Outside



The property is fronted with a low maintenance block paved garden which is enclosed by a brick wall with secure gateway to the front. The area further features bricked planters, external lighting and enjoys views of the neighbouring green space.

There is a communal parking area to the front where there are two designated parking spaces.

### 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

76 m<sup>2</sup> / 819ft<sup>2</sup>

### Council Tax Band

East Lindsey Council Tax Band A

### Brochure Prepared

August 2024

### Viewings

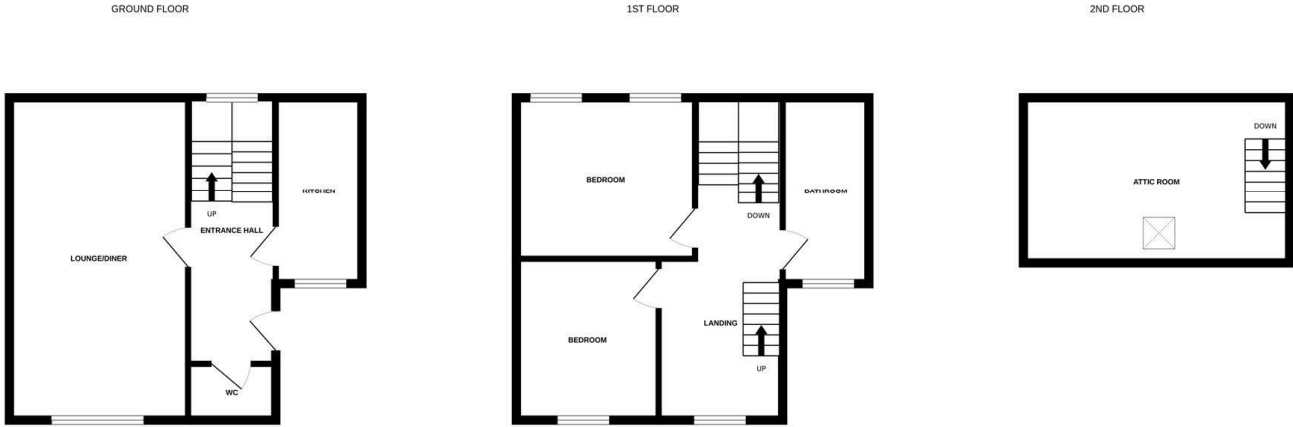
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### Opening Hours

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

Saturday 9:00am to 1:00pm

# Floor Plan

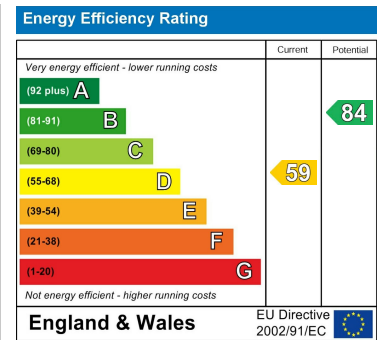


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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