



**1 South Terrace, Louth, LN11 9DF**  
**Asking Price £135,000**

**\*NO ONWARD CHAIN\* \*REWIRED IN 2021\* NEW BOILER FITTED IN 2024\***

TES Property bring to the market this end of terrace cottage located just a short walk to the town centre of Louth. The property enjoys some original features and comprises a front porch, living room, kitchen diner and bathroom with two bedrooms to the first floor. Externally benefitting from front and rear gardens with an off road parking space and further street parking available. The perfect property for a first time buyer or a buy to let investment!

### 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

Enter via a uPVC front door into porch where there are uPVC double glazed windows to both sides and wall lighting. A wooden door leads into the living room.

### Living Room 11'6" x 10'6" (3.53m x 3.21m )



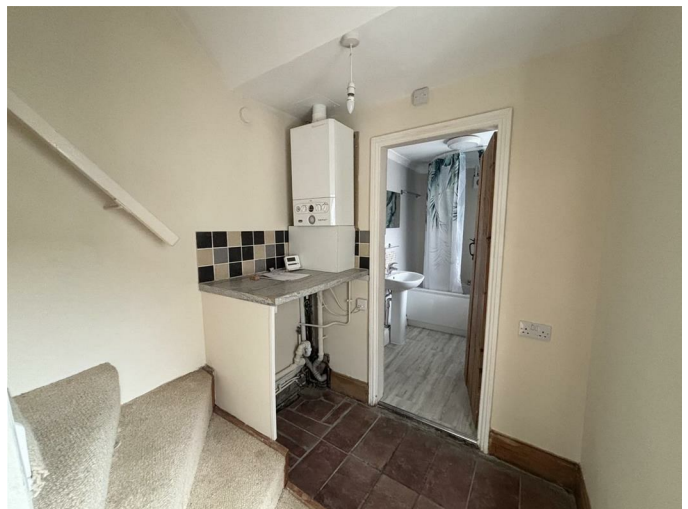
Cosy living room with feature open fireplace, window to the front, spotlights and coving to the ceiling, smoke alarm wall mounted consumer unit and a cupboard housing meters. A door leads into the kitchen.

### Kitchen Diner 11'5" x 9'1" (3.50m x 2.77m )



Fitted with a range of wall, base and drawer units with worktop over with a one and a half bowl sink unit with drainer and mixer tap, space for single oven with extractor above and bracket for a microwave. The floor is tiled, there is a uPVC double glazed window to the rear, coving to the ceiling and a radiator. A door leads into the inner hall.

### Inner Hall / Utility Space 6'3" x 6'0" (1.91m x 1.84m )



With tiled flooring, newly fitted in 2024 wall mounted 'Ideal' combination boiler, worktop space with space below for a washing machine. Staircase leads to the first floor landing, there is a door into the bathroom and door leading out to the rear garden.

### **Bathroom 7'6" x 5'8" (2.31m x 1.74m )**



Fitted with a three piece suite consisting of a panelled bath with shower attachment and curtain rails, W.C and wash hand basin with mixer tap. The splashbacks are tiled with a radiator, uPVC double glazed privacy glass window to the side and extractor.

### **First Floor Landing**

With access to both bedrooms, loft access hatch, smoke alarm and spotlights to the ceiling.

### **Bedroom 1 10'3" x 11'6" (3.14m x 3.52m )**



With window to the front, T.V aerial point, wall lighting and a radiator.

### **Bedroom 2 8'7" x 9'2" (2.63m x 2.80m )**



With uPVC double glazed window to the rear, coving to the ceiling and a radiator.

### **Outside**



The property is fronted with a gravelled garden providing an off road parking space with a pathway leading to the front door.

To the rear of the property there is a concrete garden space with a shared passageway down the side. As you head down the garden there is a private area featuring a sizeable patio and decking area to the rear, the perfect place for alfresco dining in the summer months, with mature trees and fencing to the boundary.

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. The property has had a full new rewire in 2021 and a new boiler installed in 2024. 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**

February 2025.

**Council Tax Band**

East Lindsey Council Tax Band A.

**Viewings**

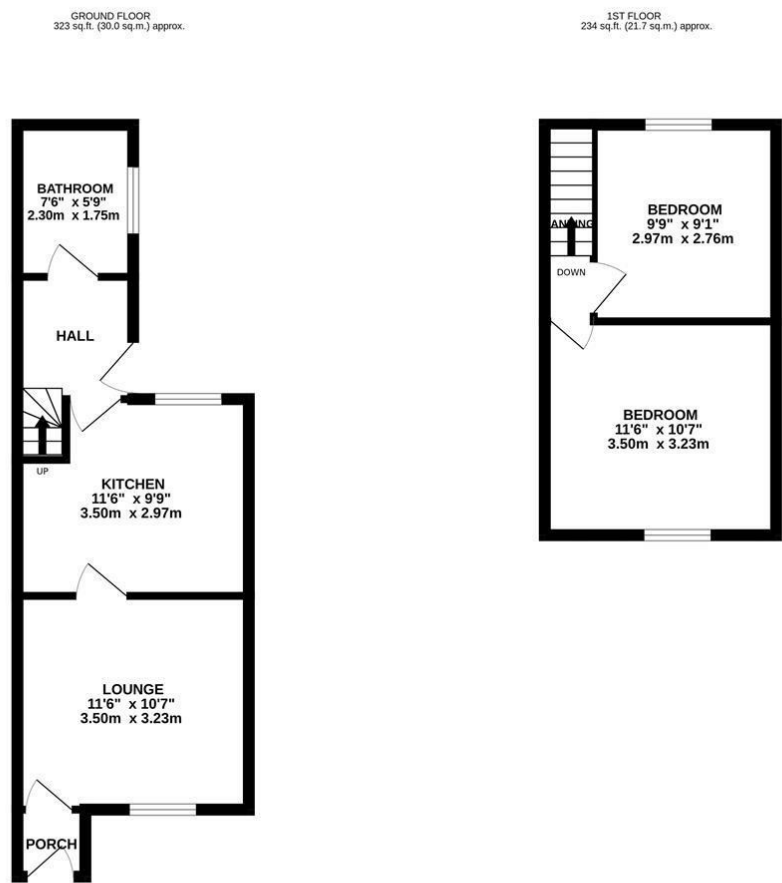
By prior appointment through TES Property office in  
Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

**Opening Hours**

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

Saturday 9:00am to 1:00pm

Floor Plan



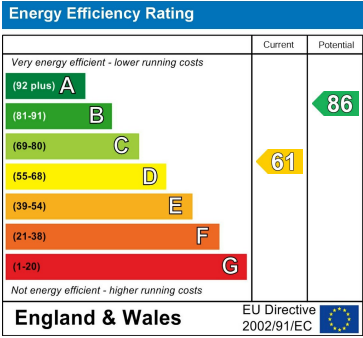
TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.

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.