



2 Goodwood Close, Louth, LN11 0YN
Asking Price £170,000

NO ONWARD CHAIN* *£5,000 Allowance Towards Deposit

TES Property bring to the market this three bedroom semi detached family home located in the market town of Louth and situated on a corner plot with off road parking and a single garage. Internally the property consists of a kitchen, utility, lounge diner, three bedrooms and a bathroom.

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 Hall

Enter the property via a uPVC front door into the welcoming hallway with a uPVC double glazed window to the side.

Hallway

The hallway benefits from two useful storage cupboards, wall mounted thermostat, radiator and staircase leading to the first floor landing.

Utility Room 4'7" x 5'6" (1.41m x 1.68m)

The utility has space and plumbing for a washing machine, tumble dryer and fridge freezer, there is a uPVC double glazed window to the front and a consumer unit.

Kitchen 7'4" x 11'5" (2.26m x 3.48m)



Fitted with a range of wall, base and drawer units with a

contrasting worktop over incorporating a stainless steel sink unit with drainer and mixer tap, an integrated electric oven and grill with four ring gas hob with extractor over and space for a dishwasher. There is a uPVC double glazed window and door to the rear, glass panelled doors to the living room and a radiator.

Lounge Diner 23'7" x 11'5" (7.2m x 3.48m)



Bright and airy room split into two and comprises a feature electric fireplace with stone hearth and mantle, two radiators, uPVC double glazed windows to the front, side and rear and two radiators.

First Floor Landing



Access to all first floor rooms with loft access hatch, uPVC double glazed window and airing cupboard.

Bedroom 1 11'8" x 11'3" (3.57m x 3.45m)



With uPVC double glazed window, T.V aerial point and a radiator.

Bedroom 2 11'3" x 7'5" (3.45m x 2.27m)



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

Bedroom 3 12'4" x 5'4" (3.78m x 1.64m)



With uPVC double glazed window to the front and a radiator.

Bathroom 10'5" (max) x 5'2" (3.18m (max) x 1.59m)



Fitted with a three piece suite consisting of a P shaped bath with rainfall shower head over with hand held attachment and glass shower screen, W.C and wash hand basin with mixer tap. The room is fully tiled with a chrome heated towel rail, uPVC double glazed windows, wall mounted mirror fronted cabinet and an airing cupboard.

Rear Garden



The rear garden is low maintenance with block paving throughout with an outside tap and lighting. A gate to the side leads to the front and side garden.

Front & Side Garden



The area is laid to lawn with mature trees, shrubs and hedging adding privacy. Steps lead down to the paved driveway with iron gates to the front and leads down to the single garage. There is a patio area, pathways and outside lighting.

Garage 13'0" x 15'5" (3.98m x 4.71m)

Single garage with up and over door, power and lighting.

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

April 2025.

Council Tax

East Lindsey District Council Tax Band A.

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

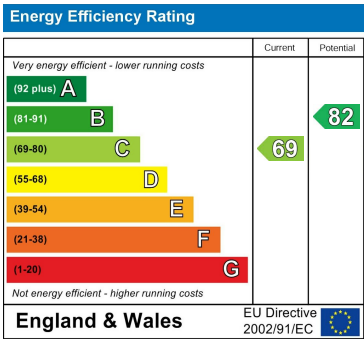
Saturday 9:00am to 1:00pm

Floor Plan

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.