TES PROPERTY

98 Kidgate, Louth, LN11 9BX

Asking Price £289,995

TES Property bring to the market this attractive mid terrace house located in a popular area, within walking distance to the town centre and all amenities and conveniently situated just a short walk to multiple car parks if parking is required. This well maintaned family home offers spacious living throughout and benefits from a front garden and a beautiful rear garden with outbuildings. Internally the property consists of a galley style kitchen with dining room, living room, three bedrooms and a four piece suite family 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 Hallway

Welcoming entrance with retro tile effect Karndean flooring, a radiator and a cupboard housing the consumer unit and meters. A staircase leads to the first floor landing with a useful under stair storage cupboard.

Living Room 13'0" x 12'9" & walk in bay of 6'8" x 2'7" (3.98m x 3.89m & walk in bay of 2.04m x 0.80m)

The focal point of the room is the fireplace with black tile hearth, patterned tile backing and dark wood mantle. There is a timber sash window with additional glazing to the front, picture rail, coving to ceiling, radiator and T.V aerial point.

Dining Room 12'0" x 12'0" (3.68m x 3.66m)

Feature cast iron working fireplace with high gloss tile hearth, pattern tile backing and cast iron mantle. Original solid wood flooring, storage shelving and units to both wall recesses either side of fireplace, glass panelled French doors out to the rear garden area with larger window over. There is a radiator and T.V aerial point.

Kitchen 17'10" x 8'4" (5.45m x 2.55m)

Galley style kitchen with high gloss wall, base and drawer units with contrasting slate worktop. Integrated electric oven with 4 ring gas burner and extractor over, stainless steel sink unit with drainer, space and plumbing for a washing machine, tumble dryer and fridge freezer. There is a uPVC double glazed window and glass panelled door, single glazed window, radiator, small consumer unit, tiled splashbacks and wall recess with shelving.

Bathroom 12'8" x 7'3" (3.87m x 2.23m)

Sizeable bathroom fitted with a four piece suite consisting of a bath with cream tile surround, pedestal sink, w.c. and glass corner shower cubicle. Wood effect flooring, towel radiator, glass panel window above door, single glazed sash privacy glass window, radiator, wall mounted mirror front cabinet and extractor. The room benefits from multiple storage cupboards including a cupboard housing the 'Glow-worm' combination boiler.

First Floor Half Landing

A door leads into the bathroom.

Staircase up to Landing

With loft access hatch, radiator and ample room for furniture.

Bedroom 1 12'0" x 11'5" (3.66m x 3.48m)

With two fitted wardrobes, uPVC double glazed sash window to the rear and a radiator.

Bedroom 2 12'9" x 8'10" (3.90m x 2.70m)

Single glazed window with additional glazing to the front, decorative fireplace and a radiator.

Bedroom 3 8'10" x 9'3" (2.70m x 2.82m)

Single glazed window with additional glazing to the front, glass panel above door and a radiator.

Store 8'9" x 7'8" (2.68m x 2.34m)

Timber barn door and ample room for storage.

Coal House 5'11" x 3'0" (1.82m x 0.93)

Outside Toilet 6'3" x 3'7" (1.91m x 1.10m)

With w.c.

Gardens

The property is fronted with a low maintenance garden laid with gravel with a concrete pathway leading up to

the front door.

The rear garden consists of a courtyard with raised brick enclosed gravelled boarders. A paved patio area provides ample space for bin storage or seating. Steps lead up to an area laid to lawn with Acer, Crab Apple tree and further mature shrubs, trees and box hedging. As you head down to the rear of the garden you will find two allotment beds, one with raspberries. There is also a greenhouse, paved patio area, fencing to all sides and box hedging. There is an outside tap.

Parking is easily accessible in a number of locations within walking distance, the closest at Kidgate Car Park (Permit Required)

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.

Council Tax
East Lindsey District Council Tax Band B.

Brochure Prepared
March 2025.

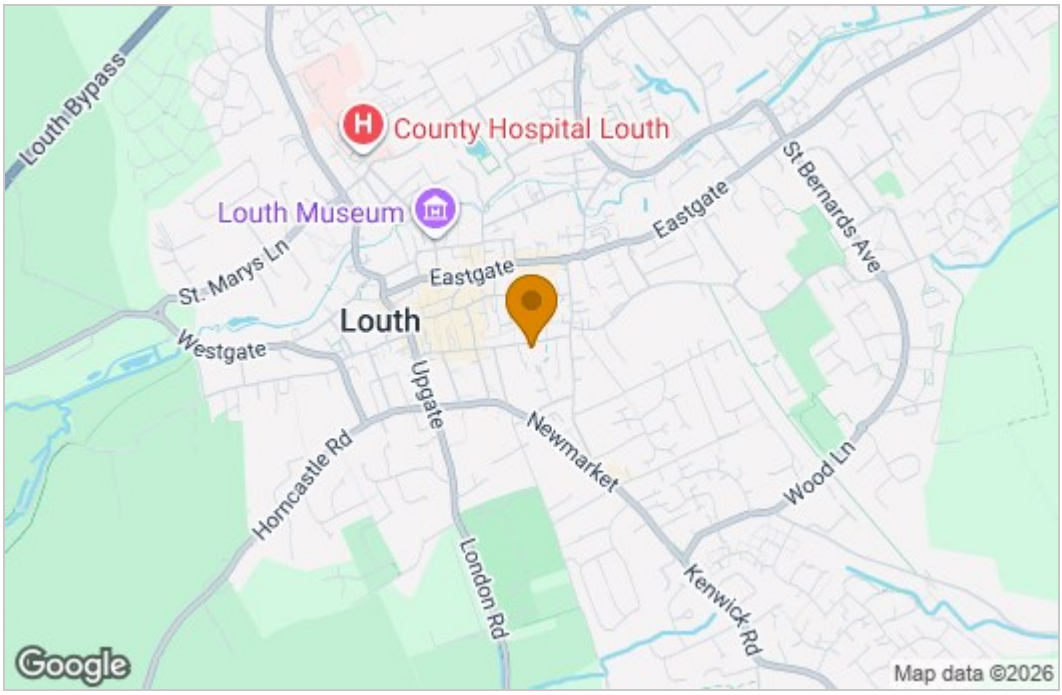
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

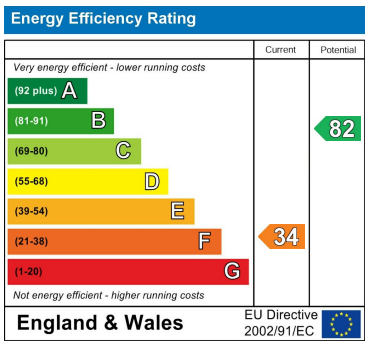
Floor Plan

Total area: approx. 105.2 sq. metres (1132.5 sq. feet)

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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