TES PROPERTY

13 The Sidings, Louth, LN11 0PX

Asking Price £130,000

** IDEAL FOR INVESTORS**
** NO ONWARD CHAIN**

Located close to all local amenities is this delightful 2 bedroom terraced property on The Sidings. The property built in the 1990s is an ideal property for those looking to expand or start their investment portfolio, are a first time buyer or a small family.

The property offers a large living room with the kitchen conveniently located to the rear of the property and has access to the rear garden. To the first floor are 2 bedrooms and a family bathroom. The benefit of off road parking adds to its appeal.

Within walking distance of Louths main shopping areas and located in a popular location, Viewing is an absolute must!

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.

The property is located in The Sidings which is a housing development built in the 1990s and consists of similar properties and located close to all local amenities.

Accommodation

Entrance Porch 3'10" x 3'10" (1.18 x 1.19)

with uPVC double glazed door to the front, half panelled walls. consumer unit, tiled flooring, door to living room

Living Room 11'9" x 14'10" (3.59 x 4.53)

A good sized reception room with staircase to first floor accommodation, radiator, uPVC double glazed window to the front, tv point and a gas fireplace.

Kitchen 8'10" x 11'8" (2.71 x 3.58)

with a range of wall, base and drawer units and worktops, stainless steel sink and drainer, space for oven and hob, space and plumbing for a washing machine, wall mounted central heating boiler and thermostat, radiator, tiled spashbacks, uPVC double glazed window to the rear, glazed panel door to rear garden.

First Floor Landing

with a radiator, loft access hatch

Bathroom 5'10" 6'6" (1.79 2.00)

with w/c, wash hand basin, bath with curtain rail and electric triton shower, uPVC double glazed window to the rear, part tiled walls and an extractor fan

Bedroom 1 9'10" x 14'1" (3.01 x 4.30)

A double bedroom with uPVC double glazed window to the front, fitted triple wardrobe with above storage cupboards, airing cupboard housing hot water cylinder and shelving, a radiator

Bedroom 2 8'11" x 5'6" (2.72 x 1.68)

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

Outside

Rear Garden

A mainly laid to lawn garden with patio area off the rear door from the kitchen. Raised beds to borders providing areas for plants and shrubs

Front

A concrete driveway to the front of the property allows off street parking for one vehicle.

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.

Viewings

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

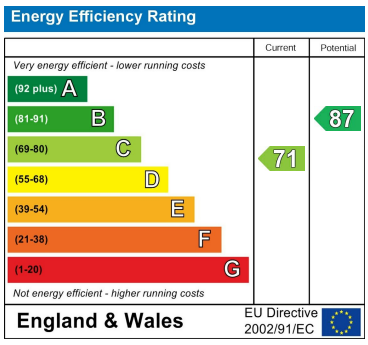
Opening Hours

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.

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