



168 High Holme Road, Louth, LN11 0HE
Asking Price £250,000

TES Property bring to the market this sizeable end of terrace house located in the market town of Louth, within walking distance to nearby shops, and just a short drive to the town centre. Internally comprising two spacious reception rooms, kitchen and utility with ground floor w.c. To the first floor are three bedrooms, a bathroom and w.c.

Externally benefitting from off road parking, a garage, car port and a good size rear garden. Viewing is advised to appreciate the size and potential this lovely property has to offer.

Location - Louth

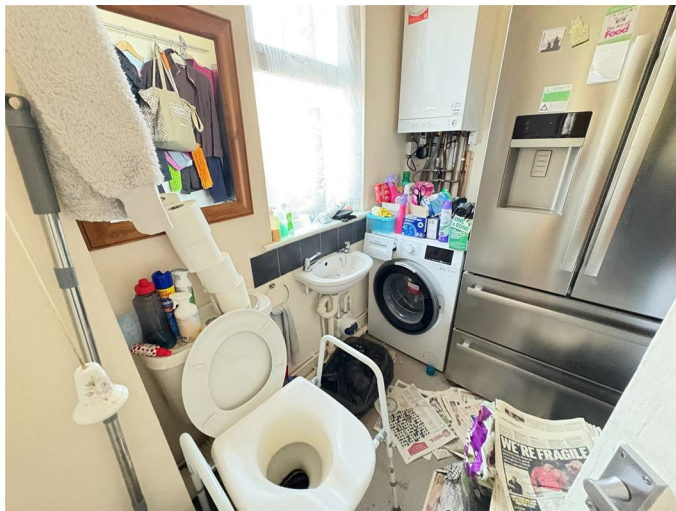
The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

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 staircase to the first floor with a storage cupboard below, consumer unit and radiator.

Utility / W.C 7'6" x 5'4" (2.30m x 1.64m)



With wash hand basin and W.C, there is also space for a washing machine and fridge freezer, radiator, extractor and Wiessmann boiler.

Dining Room 12'3" x 10'11" (3.74m x 3.34m)



With bay window to the front, two built in storage cupboards and a radiator.

Lounge 14'0" x 13'4" (4.28m x 4.08m)



With multi fuel fireplace with timber beam, bay window to the rear and a radiator.

Kitchen 19'5" x 7'6" (5.94m x 2.31m)



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

worktop over and breakfast bar, there is a stainless steel sink unit with drainer, 5 ring Falcon hob with extractor above and oven, space for dishwasher, tiled splashbacks and tiled flooring, uPVC double glazed window to the rear and a radiator.

First Floor Landing



With loft access hatch, uPVC double glazed window to the rear and a radiator.

Bedroom One 13'8" x 10'11" (4.17m x 3.34m)



Double bedroom with bay window to the front and a radiator.

Bedroom Two 13'10" x 13'4" (4.23m x 4.08m)



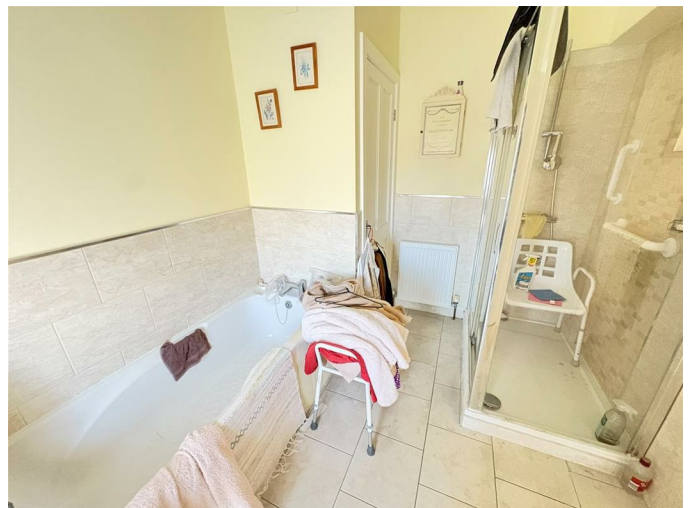
Double bedroom with uPVC double glazed window to the rear and a radiator.

Bedroom Three 13'8" x 6'10" (4.17m x 2.09m)



Single bedroom with uPVC double glazed window to the rear and radiator.

Bathroom 11'2" x 7'6" (3.42m x 2.30m)



Fitted with a three piece suite consisting of a panelled

bath, shower cubicle and wash hand basin. There is a uPVC double glazed window to the front, tiling to the floor and splashbacks, a radiator and airing cupboard.

Separate W.C 5'10" x 2'11" (1.8m x 0.91m)
Fitted with a W.C, shaving point and a radiator.

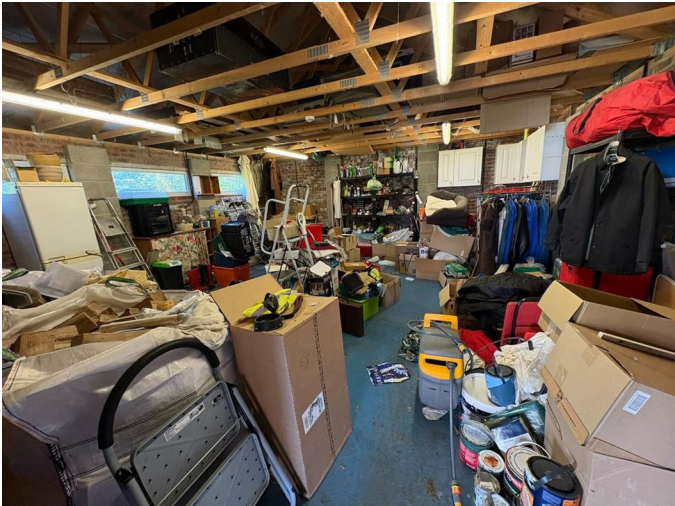
Outside



The property is fronted with a small garden with gated access and small brick wall. A driveway leads down the side of the property to the rear garden where the garage and car port is located.

The rear garden is part laid to lawn part gravelled with patio area and a range of plants and shrubs throughout.

Garage 21'4" x 19'11" (6.52m x 6.08m)



With workshop space benefitting from a welding socket and electrical appliances.

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
September 2026.

Council Tax Band

East Lindsey District Council Tax Band B.

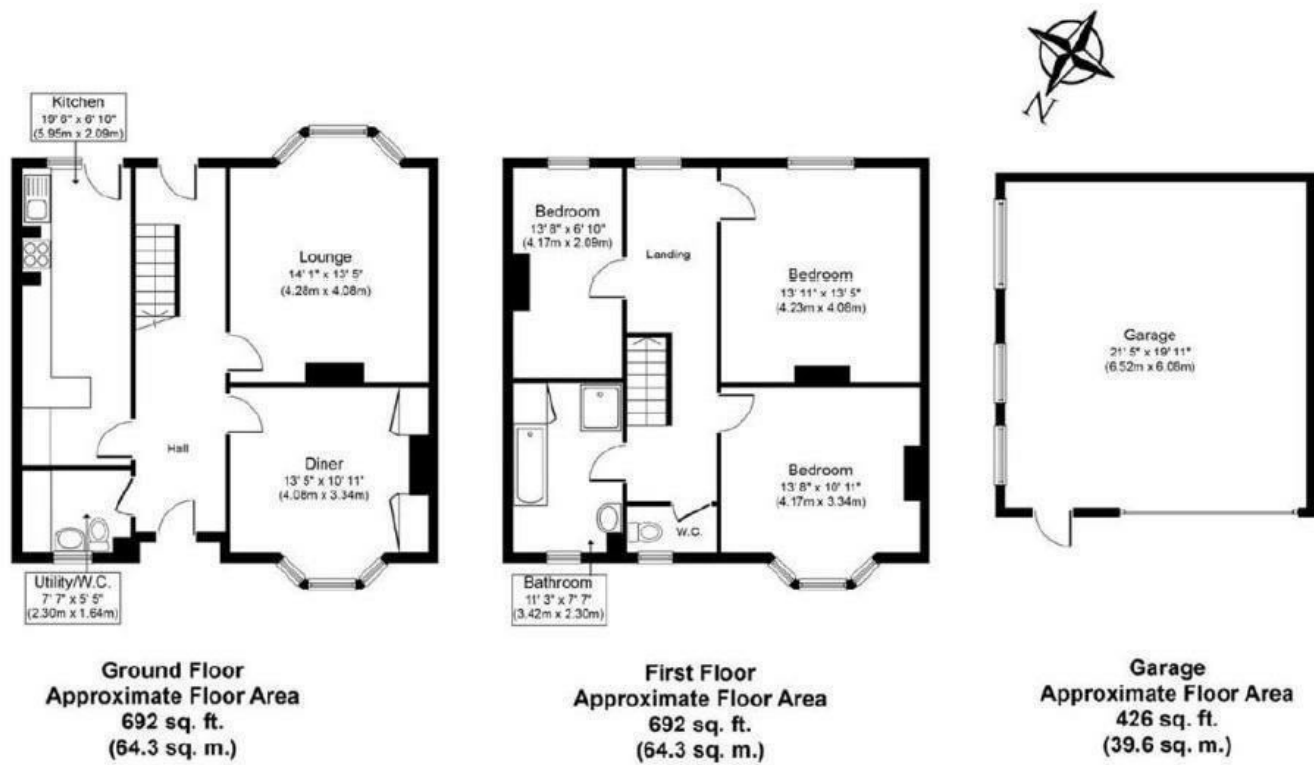
Viewings

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

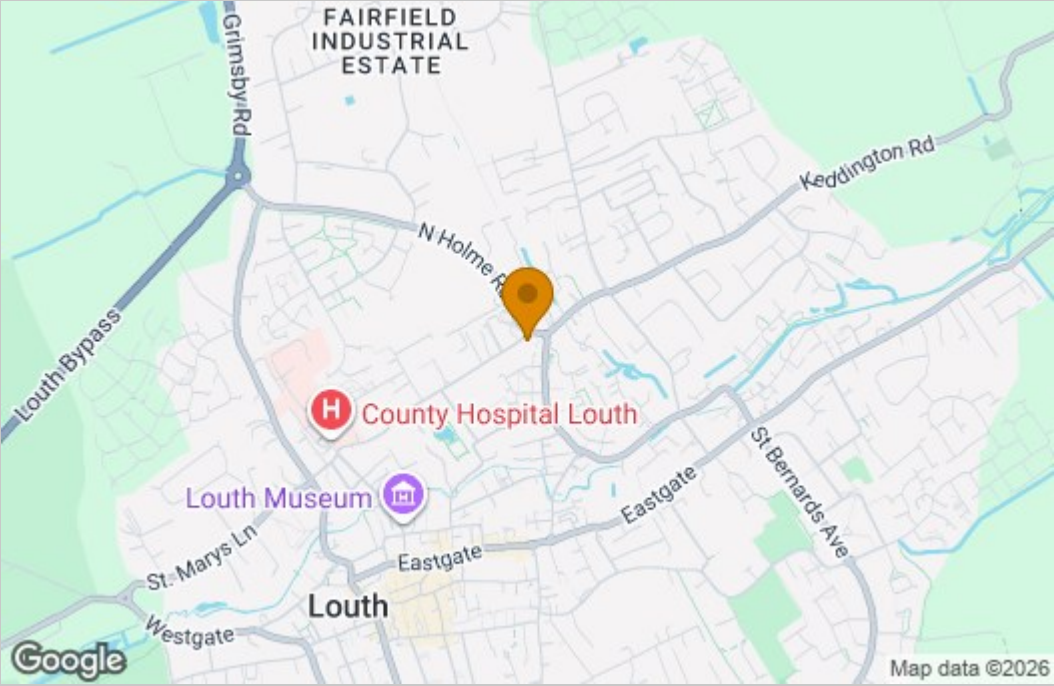
Opening Hours

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

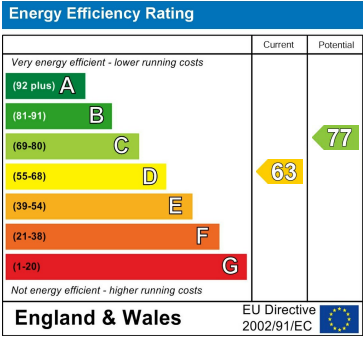
Floor Plan



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.