



33 Alexander Drive, Louth, LN11 8QG
£120,000

NO ONWARD CHAIN

TES Property bring to the market this one bedroom property located down Alexander Drive, just a short drive to the town centre. The property is move in ready and comprises a living room, kitchen, one double bedroom and bathroom. Externally offering a small front garden and parking space.

The perfect property for a first time buyer looking to get on the property ladder.

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.

Accommodation

Living Room 9'0" x 14'6" (2.76m x 4.44m)



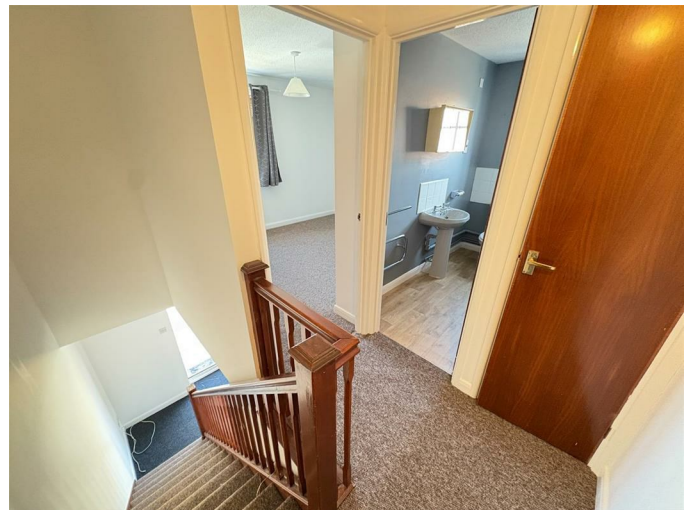
Enter the property into the living room where there is a wall mounted gas fire, staircase to the first floor, consumer unit and dual aspect windows to the front and side. An archway leads through into the kitchen.

Kitchen 5'10" x 14'6" (1.78m x 4.44m)



Fitted with a range of wall, base and drawer units with worktop over incorporating an inset stainless steel sink unit with drainer and mixer taps. There is an electric cooker with hob and grill, space for a washing machine and tiled splashbacks. There is a double glazed window to the side, electric storage heater and a useful under stair storage cupboard.

First Floor Landing



With access to all first floor rooms, loft access hatch and an airing cupboard housing the hot water cylinder.

Bedroom 8'11" x 14'6" max. (2.72m x 4.44m max.)



With double glazed window to the front and electric storage heater.

Bathroom 7'11" x 5'10" (2.43m x 1.80m)



Fitted with a three piece suite consisting of a panelled bath with electric Triton shower over, w/c and pedestal wash hand basin. The walls are partly tiled with double glazed window to the side, heated towel rail and shaver point.

Outside

The property benefits from a small front garden that is laid to lawn, outside store and a parking space.

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.

Council Tax Band

East Lindsey Council Tax Band A.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

August 2026.

Opening Hours

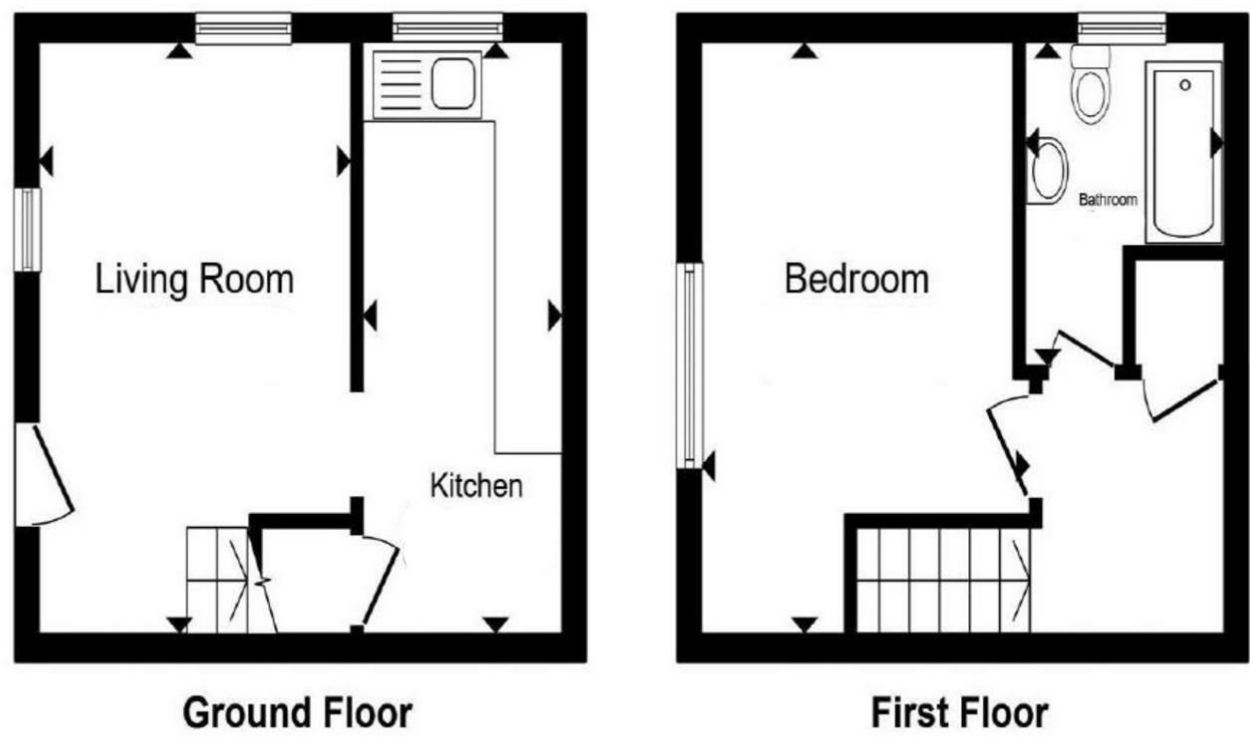
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

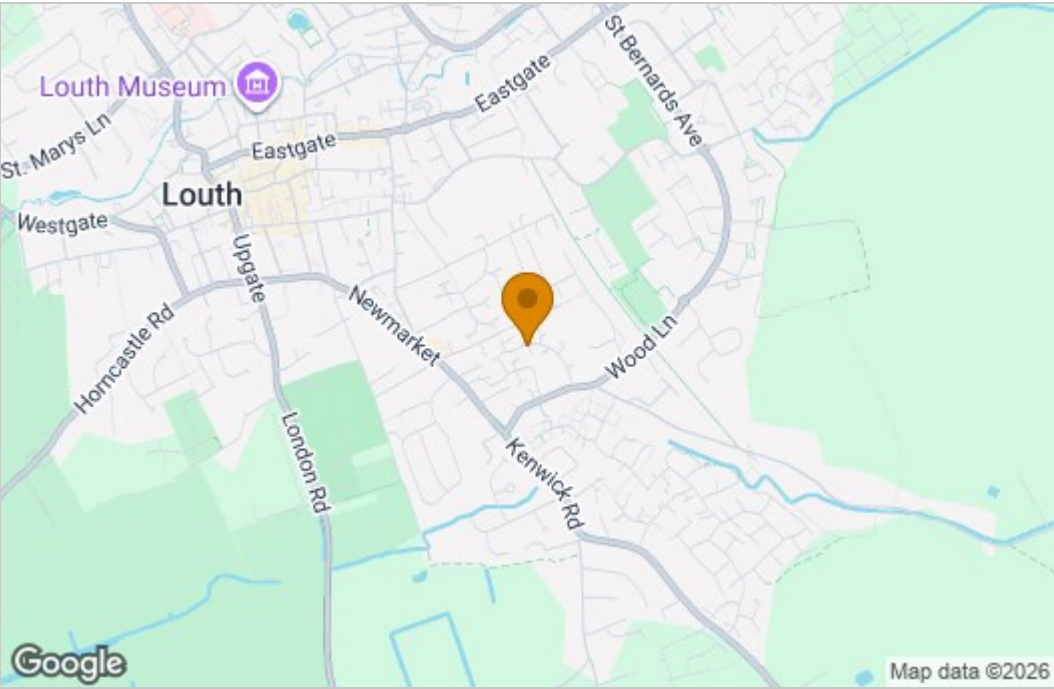
Viewings

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

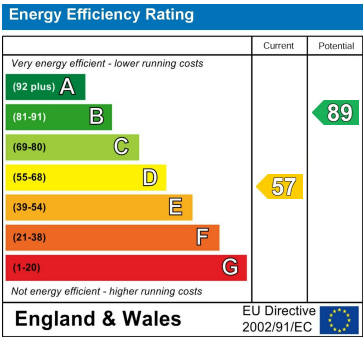
Floor Plan



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.