

Buy. Sell. Rent. Let.

  
lovelle



Commercial Road, Louth



When it comes to  
property it must be

  
lovelle



£157,000



We are delighted to offer for sale this well presented mid terrace property located within the popular market town of Louth. Nearby there are a wide variety of local amenities and schools and internal viewing is highly recommended. The accommodation briefly comprises of lounge, kitchen diner, bathroom, two double bedrooms and rear gardens.

### Key Features

- Charming Mid Terrace Home
- Popular Residential Area
- Internal Viewing Recommended
- Lounge
- Stunning Shaker Style Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms
- Enclosed Rear Garden
- EPC rating C
- Tenure: Freehold





We are delighted to offer for sale this well presented mid terrace property located within the popular market town of Louth. Nearby there are a wide variety of local amenities and schools and internal viewing is highly recommended. The accommodation briefly comprises of lounge, kitchen diner, bathroom, two double bedrooms and rear gardens. This property is been offered with no onward chain.

### Lounge

12'0" x 11'1" (3.7m x 3.4m)

Hardwood entrance door and sash window to the front elevation. Coving to the ceiling. Low level storage cupboards and shelving to each side of the chimney breast. One of which houses the gas meter. Telephone point. Radiator. Open through to the inner hall.

### Inner Hall

Handy spacious under stair storage cupboard of which houses the wall mounted electric consumer unit and electric meter. Radiator. Open through to the kitchen diner and door to the bathroom.

### Bathroom

6'0" x 4'1" (1.8m x 1.2m)

Fitted with a three piece suite comprising of a panelled bath with electric Mira shower over, close coupled WC and circular wash hand basin with mixer tap. Extractor fan.

### Kitchen Diner

13'0" x 12'0" (4m x 3.7m)

UPVC double glazed window and entrance door to the rear elevation. Fitted with a stunning range of shaker style base units with solid wood worksurface over incorporating a double ceramic butler sink unit with stainless steel mixer tap. Electric cooker point with stainless steel chimney style extractor over. Cream brick style tiling to splash areas. Plumbing for washing machine. Staircase rising to the first floor accommodation. Radiator.

### Landing

Doors leading to both bedrooms. UPVC double glazed window to the rear elevation.

### Bedroom One

11'0" x 12'0" (3.4m x 3.7m)

Sash window to the front elevation. Handy airing cupboard currently housing the wall mounted gas fired Baxi boiler installed mid 2024. Radiator.

### Bedroom Two

8'1" x 9'0" (2.5m x 2.7m)

UPVC double glazed window to the rear elevation. Access to the loft via the loft hatch. Radiator.

### Outside

The rear garden can be accessed via the property or the pedestrian right of way. The garden is laid to lawn and gravel with a paved footpath leading to the timber garden shed. The perimeters are made up of a combination of high level timber fencing, hedging and brick boundary wall. External lighting.

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband Checker

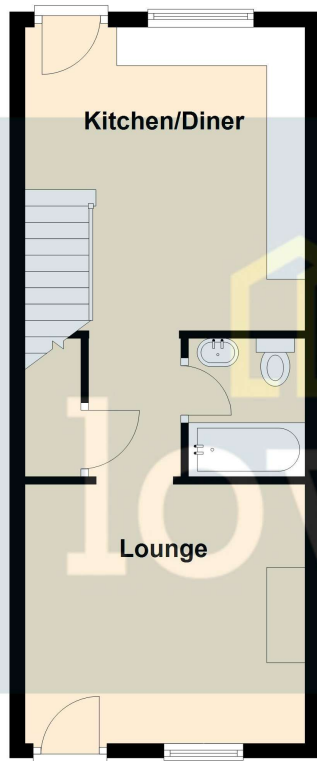
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Agents Notes

Please note there is a private pedestrian right of way across the garden for rear access.



### Ground Floor



### First Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

When it comes to **property**  
it must be

  
**lovelle**

01507 665399

[louth@lovelle.co.uk](mailto:louth@lovelle.co.uk)