



## Alexandra Road, , Louth, LN11 0ND

- SPACIOUS 829 sq ft, VERY WELL presented, THREE bedrooms (two doubles and a generous third), TWO receptions terraced HOUSE, with LIMITED 'upward CHAIN', ONLY council tax 'A'
- UPVC double glazed incl external doors, Mains gas CENTRAL HEATING with NEW 2023 Worcester boiler serviced annually, WOOD/ multi fuel BURNER
- DINING ROOM with FEATURE display FIREPLACE having oak mantle & marble/granite hearth, OAK flooring
- BUILT IN NEW Zanussi fan assisted oven with LCD display & stainless steel gas hob, a stainless steel & curved glass extractor, fridge freezer & freestanding Blomberg dishwasher
- Fully fenced GENEROUS GARDEN with paved PATIO, gravelled SEATING area at end of garden, NEW LARGE SHED with light & power and a feature miniature pond
- LOUNGE with FEATURE exposed brick FIREPLACE having oak mantle, inset WOOD/multi fuel BURNER and adjacent built in base cupboard, OAK flooring
- MODERN soft close fitted KITCHEN BREAKFAST room incl OAK block wood worktops, BELFAST style sink, PANTRY unit, 2 seat breakfast bar
- UTILITY area with wall unit, worktop, appliance space/plumbing

**Price £160,000**





# Alexandra Road, , Louth, LN11 0ND

## DESCRIPTION

This is a spacious 829 sq ft, very well presented, 3 bedroom (two doubles and a generous third), 2 reception, terraced house with fully fenced generous garden (including paved patio, gravelled seating area at end of garden, new large shed with light & power and a feature miniature pond), all in a sought after convenient location within walking distance of Morrisons supermarket, shops, public houses, doctors, dentists and schools of the well serviced historic market town of Louth, fondly known as the 'Capital of the Wolds', in an Area of Outstanding Natural Beauty, and there is a limited 'upward chain'.

It also benefits from UPVC double glazing including external doors, mains gas central heating with new 2023 Worcester boiler serviced annually, wood/ multi fuel burner, external lighting, and is only a council tax band 'A'.

The property consists of lounge (with feature exposed brick fireplace having oak mantle, inset wood/multi fuel burner and adjacent built in base cupboard, oak flooring), dining room (with feature display fireplace having oak mantle & marble/granite hearth, oak flooring), modern soft close fitted kitchen breakfast room (including oak block wood worktops, Belfast style sink, pantry unit, 2 seat breakfast bar, and built in new Zanussi fan assisted oven with LCD display & stainless steel gas hob, a stainless steel & curved glass extractor, fridge freezer & freestanding Blomberg dishwasher included), and the utility area (with wall unit, worktop, appliance space/plumbing).

There is also the modern bathroom (fully wall tiled & including offset bath with mixer taps having wall mounted shower extension, and curved glass shower screen over bath, pedestal hand basin, toilet), landing (with built in full height shelved storage cupboard) and the 3 bedrooms (with the master having TV point & power for wall mounted TV, wooden floorboards, the second double bedroom and generous third bedroom).





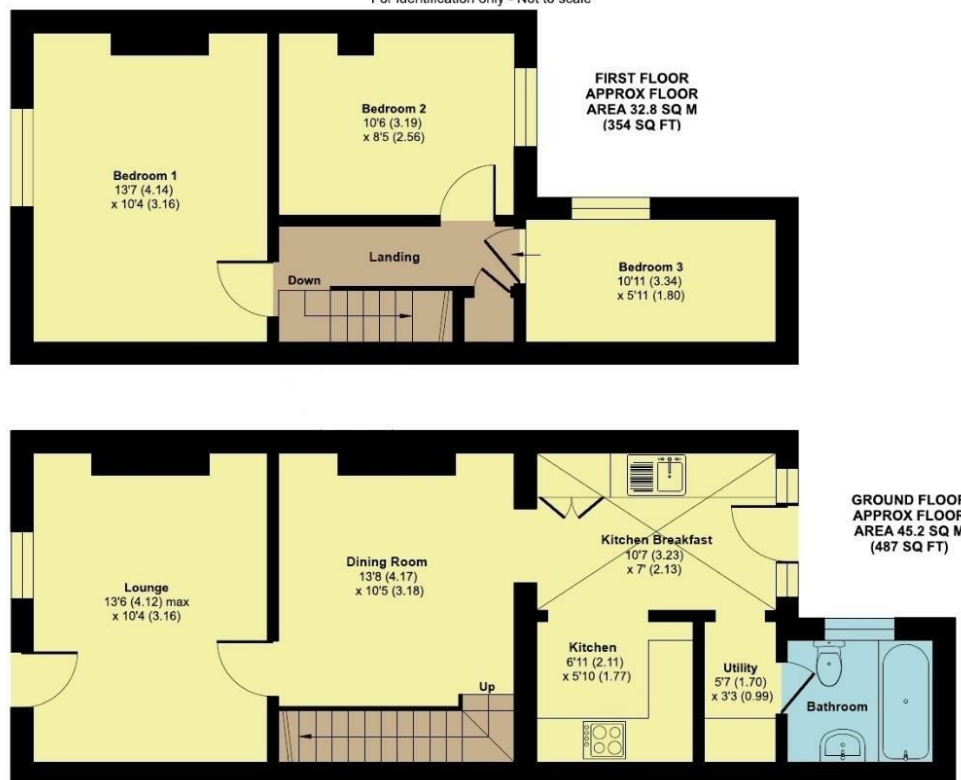




## Alexandra Road, Louth, LN11

Approximate Area = 841 sq ft / 78.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1380761

### Viewings

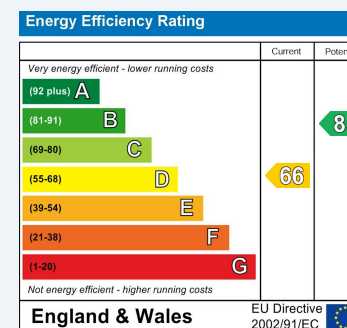
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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