



**66 Little Lane, Louth, LN11 9DU**

**Asking Price £120,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this three bedroom end terrace house located just a short walk into the town centre of Louth and all its amenities. Internally the property comprises both a living room and dining room, a galley style kitchen, utility, three bedrooms and a four piece suite bathroom. Externally benefitting from front and rear gardens.

The perfect property for a first time buyer wanting to get on the property ladder or a buy to let investment. Viewing is highly recommended!

### 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



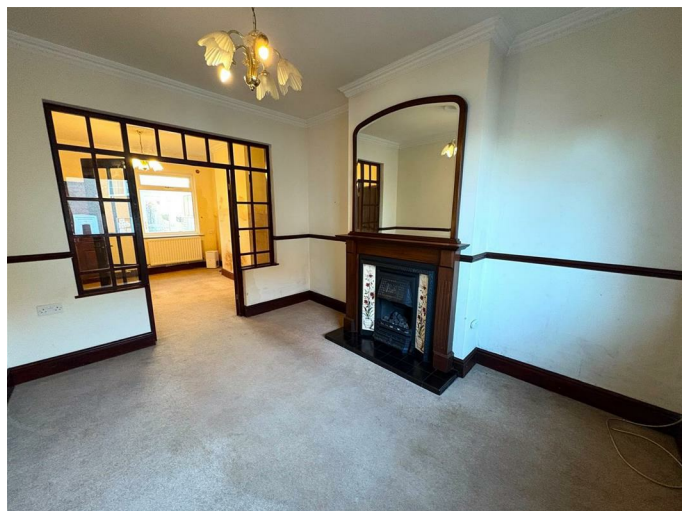
With feature mosaic tile flooring, radiator, meter cupboard, glass panelled door into dining room and staircase to the first floor.

### Dining Room 10'5" x 12'8" (3.20m x 3.87m)



With uPVC double glazed window to the utility, French doors with side windows to the living room and a radiator.

### Living Room 10'4" x 12'9" (3.15m x 3.91m)



The focal point of the room is the gas fireplace with floral tile and black tile hearth with wooden mantle, there is a uPVC double glazed window to the front and a radiator.

### **Kitchen 6'11" x 12'9" (2.12m x 3.89m)**



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a Belfast style one and a half sink and drainer, integrated fridge, dishwasher and electric oven and grill and four ring gas hob with pull out extractor over. There is a uPVC double glazed window and door to the rear, a useful under stair pantry cupboard, tiled flooring and splashbacks.

### **Utility 8'11" x 5'11" (2.72m x 1.82m)**



Fitted with matching wall and baser units as the kitchen with worktop over, tiled flooring and uPVC double glazed window and door to the rear courtyard garden

### **Landing**



With access to all first floor rooms and loft access hatch.

### **Bathroom 12'11" x 6'9" (3.95m x 2.07m)**



Spacious room fitted with a four piece suite consisting of a panelled bath, shower cubicle, w.c and wash hand basin in fitted unit with storage cupboards. There are uPVC double glazed windows to the rear and side, heated towel rail, tiled walls and lighting in mirror.

### **Bedroom 1 12'11" x 8'5" (3.95m x 2.59m)**



With radiator and uPVC double glazed window to the front.

### **Bedroom 2 12'9" x 7'6" (3.91m x 2.30m)**



With radiator and uPVC double glazed window to the rear.

### **Bedroom 3 9'10" x 5'1" (3.01m x 1.56m)**



With radiator and uPVC double glazed window to the front.

### **Outside**



The property is accessed via a gated entrance with front garden laid to lawn with shrub borders.

To the rear is a low maintenance courtyard with outside store with electricity and shed. There are raised flower beds, an outside tap and passageway to the street.

#### **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**

January 2026

#### **Council Tax Band**

East Lindsey District Council Tax Band A.

#### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

#### **Opening Hours**

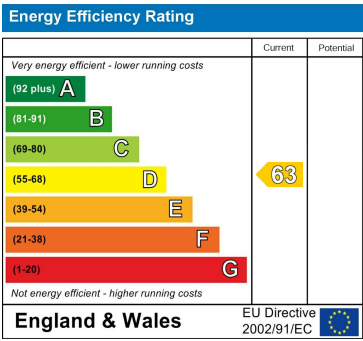
Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

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.