



5 Church Close Louth LN11 9LR

Guide Price £135,000 plus fee

JOHN TAYLORS  
EST. 1859



## Terrace house

For sale by online auction. Situated within easy walking distance of Louth town centre, this characterful terrace house offers a fantastic opportunity for buyers looking to modernise and create a home to their own taste. Located in a small tucked away development just off Gospelgate on the sort after West side of town, the property enjoys a peaceful setting with excellent local amenities nearby. The property benefits from its own garage-a rare feature in such a central location and is offered with no onward chain making for a straightforward purchase. Ideal for first time buyers, investors or those looking to downsize, this property holds great potential and early viewing is recommended.

### Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north - east of the city of Lincoln and some 16 miles south of the town of Grimsby.

## Rooms

### Entrance Hall

With part glazed hardwood front door, timber framed double glazed window, radiator and under stairs cloaks cupboard.

### Lounge Diner

With gas fire, two radiators, timber framed double glazed window to front and rear elevations. Maximum width measurement.

19'6" x 11'8" (5.98m x 3.6m)

### Kitchen

With fitted wall and base cupboards, stainless steel sink and drainer, worktops, integrated electric oven and gas hob, radiator, timber framed double glazed window, Ideal Logic gas fired central heating boiler, part glazed hardwood rear access door and space for washing machine and fridge.

11'8" x 7'6" (3.61m x 2.34m)

### First Floor Landing

With access to roof space, radiator, and built-in storage cupboard.



### Bedroom 1

With built in wardrobes, radiator, two timber framed double glazed windows and electric consumer unit.

14'9" x 8'5" (4.57m x 2.6m)

### Bedroom 2

With fitted wardrobes and cupboards over, radiator, fitted dressing table and timber framed double glazed window.

10'7" x 9'7" (3.29m x 2.98m)

### Bathroom

With tiled shower cubicle, wash basin, close couple toilet, radiator, part tiled walls and timber framed double glazed window. Maximum measurements.

7'8" x 7'7" (2.38m x 2.35m)

### Outside

To the rear of the property is an enclosed paved courtyard with a pedestrian access gate. In the communal car park, the property has a brick built single garage forming part of a block of four garages.

### Tenure

The property is understood to be freehold.

### Council Tax Band

According to the governments online portal, the property is currently in Council Tax Band B.

### Broadband

We understand from the Ofcom website that standard broadband is available at the property with a download speed of 19 Mbps and upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultra fast download speed 10000Mbps and upload 10000Mbps.

Openreach and nexfibre are the available networks.

### Mobile coverage

We understand from the Ofcom website there is 81% mobile coverage with Vodaphone, 80% coverage with Three, 78% coverage with 02 and 68% with EE.

## Auction details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms.

Properties located in Scotland will be subject to applicable Scottish law.

## Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

## Buyers Fees

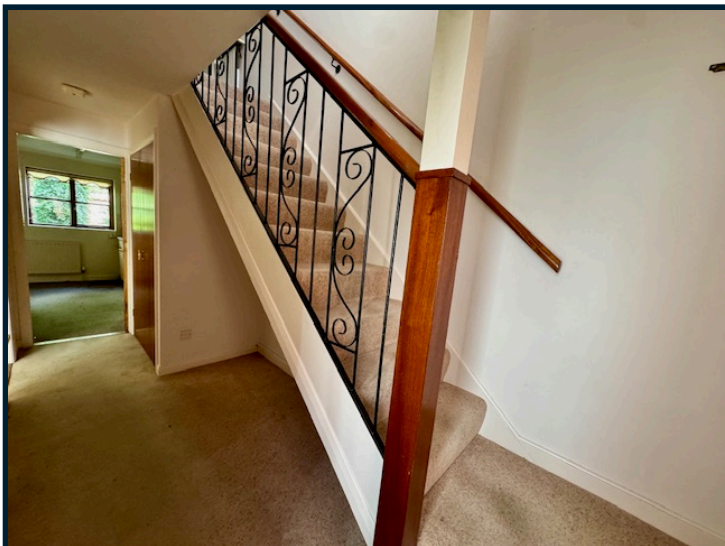
The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

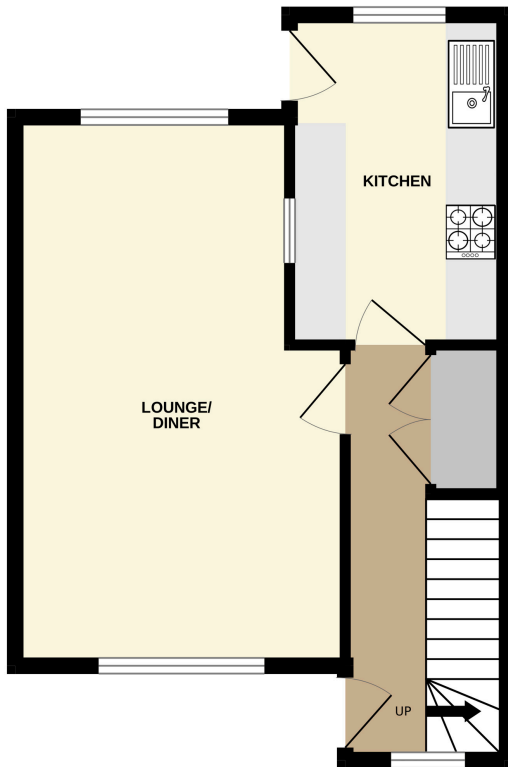
## Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

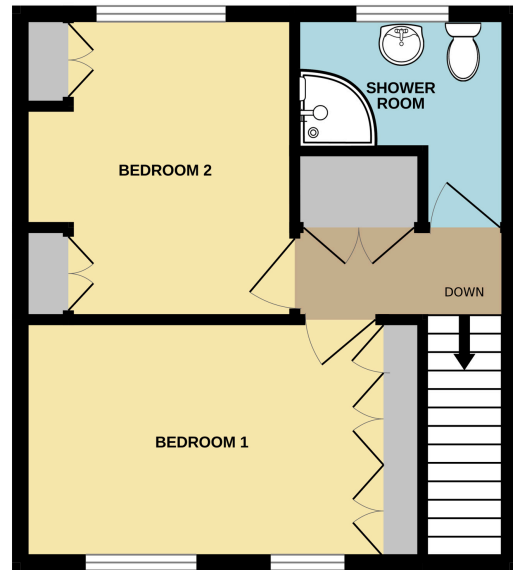
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).



GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## John Taylors

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: Potential:
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.