



### 3 bed end of terrace house to buy in LN11

Upgate, Louth, Lincolnshire, LN11 9HG

**£120,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Lounge
- ✓ Kitchen Diner
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

We are delighted to present this three-bedroom end of terrace house, offered for sale in a sought-after location just a short walk from the heart of the market town centre of Louth. This property stands as an ideal opportunity for first-time buyers, investors, and families alike, combining generous living spaces with characterful features and a neutral decorative palette ready for you to make your mark.

Upon entering, you are welcomed into a bright, neutrally decorated interior that seamlessly blends traditional charm with contemporary comfort. The versatile living accommodation is thoughtfully arranged to suit a variety of lifestyles, ensuring a space that is both practical and inviting.

The primary reception room is a highlight, offering a fantastic setting for relaxation and entertaining. This inviting space features an inglenook fireplace, complete with a cast iron log burner, providing both warmth and a striking focal point. The inclusion of a classic fireplace further enhances the room's ambiance, making it a perfect retreat during the colder months or a characterful backdrop for gatherings all year round.

The kitchen is equally impressive, designed with both functionality and style in mind. It benefits from dining space, ideal for everyday family meals or entertaining friends. The layout ensures that the kitchen remains the social heart of the home, where cooking and conversation flow with ease. Ample worktop space and storage solutions create a space that is both practical and visually appealing, easily adaptable to your culinary requirements.

Moving upstairs, the property offers three generously proportioned double bedrooms. Each bedroom is neutrally finished, affording a restful setting ready for personal touches. The bedrooms provide comfortable accommodation for families, professionals, or investors seeking maximum flexibility in their living arrangements. Thanks to their size and versatility, these rooms lend themselves equally to use as guest rooms, home offices, or creative spaces.

The well-appointed ground floor bathroom features a four-piece suite, designed to cater to the needs of a busy household. The suite comprises a panelled bath, separate shower enclosure, wash basin, and WC to provide functional environment for both quick morning routines and leisurely evening soaks

Stepping outside, the rear garden has a timber decked tiered garden at the rear. This attractive outdoor space is ideal for alfresco dining, entertaining family and friends, or simply enjoying some quiet relaxation. Its thoughtful design maximises the available area while offering a low maintenance yet stylish setting, perfect for those with busy modern lifestyles.

Energy efficiency is assured with an EPC rating of D, giving you peace of mind when it comes to household energy costs. The property also benefits from being in council tax band A, which helps keep ongoing expenses attractively low.

Positioned conveniently just a short walk from the town centre, this home allows for easy access to an array of local amenities, including shops, schools, parks, and public transport links. The location is perfectly suited for those seeking both convenience and a sense of community, making it an excellent base for families, professionals, or anyone looking to enjoy the vibrancy of town living whilst benefiting from a tranquil residential setting.

In summary, this neutrally decorated three-bedroom end of terrace house combines practicality, comfort, and character across its well-planned living spaces. With fireplaces, a bright reception room, spacious kitchen with dining space, a four-piece bathroom suite, and garden, this property truly has something for everyone. Whether you are setting your sights on your first home, searching for a smart investment, or seeking the perfect family residence, this property deserves your immediate attention.

EPC rating: D

Tenure: Freehold

Room Measurements:

Lounge: 12'10" x 10'08"

Kitchen Diner: 13'01" x 12'06"

Rear Lobby: 3'03" x 6'04"

Bathroom: 6'00" x 8'02"

Bedroom One: 10'06" x 10'10"

Bedroom Two: 8'09" x 10'11"

Bedroom Three: 11'00" x 9'06"

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

#### Auctioneers Additional Comments

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

#### Auctioneers Additional Comments

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: End of terrace house

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Lounge

3.90m x 3.30m (12'9" x 10'9")

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## Kitchen Diner

4.00m x 3.80m (13'1" x 12'5")

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## Rear Lobby

1.00m x 1.90m (3'3" x 6'2")

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## Bathroom

1.80m x 2.50m (5'10" x 8'2")

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## Bedroom One

3.20m x 3.30m (10'5" x 10'9")

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## Bedroom Two

2.70m x 3.30m (8'10" x 10'9")

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## Bedroom Three

3.40m x 2.90m (11'1" x 9'6")

**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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Upgate, Louth, Lincolnshire, LN11 9HG

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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