



28 Michael Foale Lane, Louth, LN11 0GT

M A S O N S
EST. 1850

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A well presented, modern end terrace town house positioned close to the centre of the market town of Louth and benefitting from allocated parking. An ideal investment opportunity having a sitting tenant currently in place generating a good income.

The property comprises an open plan kitchen diner with integrated appliances, large lounge to the front and ground floor WC while upstairs, two double bedrooms and family bathroom with the property enjoying an excellent south-westerly aspect to the generous rear garden.



Directions

From St. James' church in the centre of Louth proceed north along Bridge Street into Grimsby Road and take the second right turning into High Holme Road. At the junction, carry straight on and at the end of High Holme Road turn right and then at the mini roundabout take the first exit along the first part of Keddington Road. Michael Foale Lane is then the first turning on the right and after a short distance, the property can be found on the right side.



Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Hall

Accessed via a timber entrance door, alarm panel situated to the side and having six-panel doors into main principal rooms, neutral décor and tile-effect vinyl cushion flooring with door into:

Cloaks/WC

With low-level WC, wash hand basin, extractor fan and tile-effect vinyl cushion flooring.





Lounge

Situated at the front with large window and staircase leading to first floor. Wood-effect laminated flooring, neutral décor and having spotlights to ceiling.



Kitchen Diner

Situated at the rear with fully glazed double patio doors leading into the garden. Range of base and wall units with oak-effect doors and rolltop laminated work surfaces, one and a half bowl stainless steel sink, space provided for washing machine and tumble dryer. Wall-mounted gas boiler to side with attractive tiling to splashbacks, integrated single electric oven with four-ring gas hob above with extractor over. Space for fridge and dining table to side, neutral décor with tiled floor.

First Floor Landing

With timber banister and spindles, carpeted flooring, six-panel doors into bedrooms and bathroom, one door to a large cupboard with shelving ideal for

laundry. Loft hatch providing access to roof space and carpeted floor.

Bedroom 1

A generous double bedroom situated at the rear with window overlooking the garden and having ample space for double bed. Wood-effect laminated floor.

Bedroom 2

Further double bedroom situated at the front, neutral decoration and carpeted floor.

Family Bathroom

Having panelled bath with hand shower attachment, fully tiled to wet areas, curtain rail to side of bath. Low-level WC and wash hand basin, frosted glass window to side and extractor fan to wall with wood-effect flooring.

Outside

At the front of the property there is the valuable benefit of a block-paved parking area, together with an area of garden belonging to the house which is laid to lawn. A side pathway leads around to the main rear garden accessed via a pedestrian gate, having a superb south-





westerly aspect. Large, paved patio area ideal for al fresco dining with perimeters made up of high-level fencing and a mature tree to the far end with the remainder of the garden laid to lawn with timber garden shed to the corner.

Viewing

Strictly by prior appointment through the selling agent.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of

town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

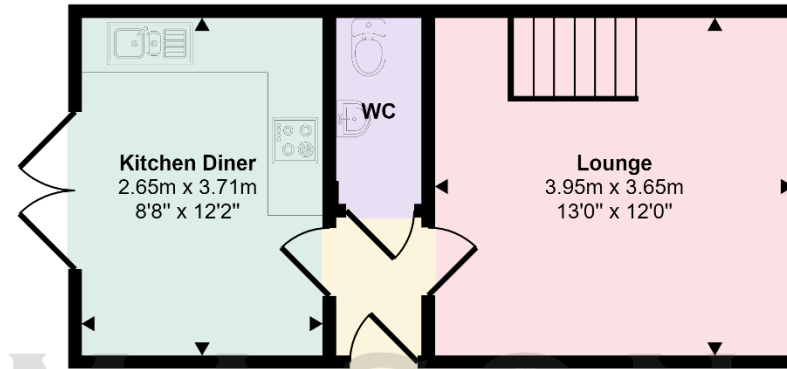


Floor Plans and EPC Graph

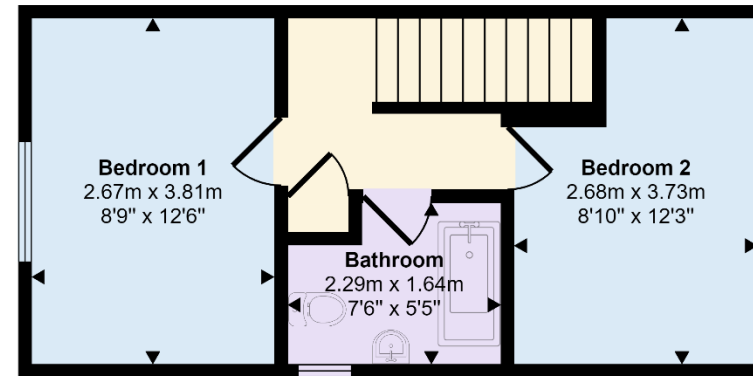
NB A PDF of the full Energy Performance Certificate can be emailed on request



Approx Gross Internal Area
59 sq m / 634 sq ft



Ground Floor
Approx 29 sq m / 311 sq ft



First Floor
Approx 30 sq m / 323 sq ft

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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