



14 Stutte Close Louth LN11 8YN

£340,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

An immaculately presented detached bungalow which offers spacious accommodation in this popular residential estate. The property benefits from ample off street parking as well as a good size detached double garage and is only a short driving distance to Louth town centre. Internally there is an entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and an ensuite to bedroom one. The property also enjoys an attractive garden which includes a resin seating area, footpaths and driveway. Epc rating C.



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.

Entrance Porch

With double glazed panel effect front door and matching side window, radiator, coved ceiling and electric consumer unit.

Entrance Hall

With coved ceiling, thermostat control, access to roof space, built-in cupboard housing British Gas central heating Combi boiler and control panel.

Lounge

This cosy reception room has a Georgian style fireplace housing a flame effect gas fire and having Marble insert and hearth. Coved ceiling, laminate flooring, two uPVC double glazed windows with plantation shutters, two radiators, and glazed double doors opening to dining room. Measurements into chimney recess.

16'9" x 11'9" (5.16m x 3.65m)



Dining Room

With uPVC double glazed window and plantation shutter, laminate flooring, radiator, dado rail and coved ceiling, door to kitchen. 11'3" x 11'2" (3.47m x 3.43m)

Kitchen

With fitted pine fronted wall and base cupboards and drawers, Granite effect roll top work surfaces, resin sink and drainer, Neff integrated gas hob and extractor hood over, integrated electric oven and fridge freezer, space for washing machine, dishwasher and dryer, uPVC double glazed window, tiled floor, electric kick board heater, panel effect side entrance external door. Maximum width measurement. 13'6" x 11'3" (4.16m x 3.46m)

Bedroom 1

With uPVC double glazed window, fitted suite of wardrobes, chest of drawers and bedside cabinets, radiator. 13'4" x 9'6" (4.09m x 2.93m)

En-suite shower room

With tiled shower cubicle housing mains fed shower, wash basin, WC, radiator, uPVC double glazed window and electric shaver points. Maximum width measurement. 8'3" x 4'6" (2.56m x 1.42m)

Bedroom 2

With fitted wardrobes and cupboards, uPVC double glazed window and radiator. Minimum width measurement. 13' x 9'6" (3.98m x 2.94m)

Bedroom 3

Currently used as an office and with uPVC double glazed window, radiator and telephone point. 11'2" x 8'4" (3.43m x 2.58m)

Bathroom

With a panel bath and splash tiling over, wash basin, WC, uPVC double glazed window and radiator.

8'4" x 6'5" (2.57m x 2m)

Garden

The property is approached via a resin driveway, leading to the garage. The rear garden has been beautifully maintained and comprises of a resin patio area, small lawn, flower and shrub beds, cold water tap and glass greenhouse.

Detached Double Garage

With two up and over garage doors, one having an electric remote control operation, uPVC double glazed pedestrian access door, power and lighting, uPVC double glazed window.

17'3" x 16'9" (5.29m x 5.16m)

Please Note

Potential buyers should be aware that there is an ongoing residential development site directly behind the property called Alexander Park.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Council Tax Band

The property is currently in Council Tax Band D.

Tenure

Understood to be freehold.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office.

Louth office open from Monday to Friday 9 am to 5 pm and

Saturday to 9 am to 1 pm.

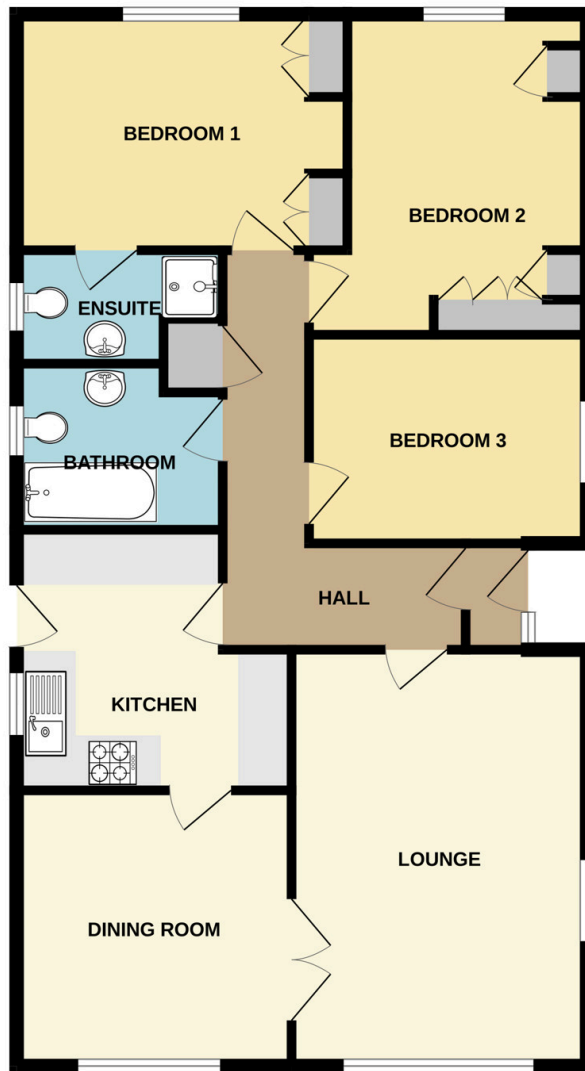


Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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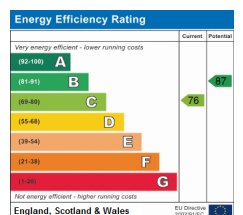
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.