



1 Halfpenny Lane Hallington Louth LN11 9QU

£240,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

A semi detached cottage located to the south of the historic market town of Louth and is ideally positioned for the nearby local attraction of Hubbards Hills, which offers scenic views and walks. The property enjoys attractive gardens with open countryside beyond and has a good size living room, kitchen, ground floor bathroom, two first floor double bedrooms and a detached garage with extended garden which has potential to create further off street parking if required.

Rooms

Entrance Lobby

With solid wood front door, polished tiled flooring, coat hook rail & space for a fridge freezer.

Lounge

With fireplace having timber mantle shelf, tiled hearth and housing a solid fuel stove & back boiler, uPVC double glazed bow window to front elevation & further uPVC double glazed window to rear elevation. Measurements into chimney recess.

12'6" x 11'3" (3.87m x 3.46m)

Kitchen

With solid pine wall and base cupboards, granite worktops, porcelain sink having mini sink and drainer board, tiled walls, under stairs storage having plumbing for washing machine and also housing a hot water cylinder & immersion heater, tiled floor & electric cooker point. Minimum depth measurement. 9' x 8'3" (2.76m x 2.56m)

Ground Floor Bathroom

Having a large panel bath with 'Redring' electric shower over, wash basin, close couple WC, polished tiled walls and floor, heated chrome towel rail/radiator, wall mounted electric blow heater, opaque uPVC double glazed window. 7'5" x 6'5" (2.31m x 2m)



Stairs To First Floor Landing

With open plan staircase & uPVC double glazed window.

Bedroom 1

With uPVC double glazed windows to front of rear elevations, radiator, exposed pine floorboards, access to roof space.

12'7" x 11'8" (3.88m x 3.61m)

Bedroom 2

With uPVC double glazed window, radiator, exposed pine floorboards, access to roof space.

9' x 8'6" (2.76m x 2.64m)

Outside

The gardens lay on three sides of the property with the rear garden facing south and which includes paved patio areas, raised flower and shrub borders, small lawn area, good size timber garden shed, cold water tap, brick coal store and views of open countryside beyond. Beyond the garage is an extended garden area having a gated entrance from the road & with potential to create additional parking area.

Detached Garage

A concrete sectional garage with corrugated pitch roof, power and lighting and pedestrian access door.

15'7" x 13'8" (4.79m x 4.22m)

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 7 Mbps and an upload speed of 0.8 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. The available network is Openreach.

Mobile

We understand from the Ofcom website there is likely mobile coverage from EE and Three. 02 and Vodafone are limited.

Services

The property is understood to have mains water and electricity.
Non-mains drainage. Solid fuel central heating.

Tenure

Properties understood to be freehold.

Council Tax Band

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

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.

Please Note

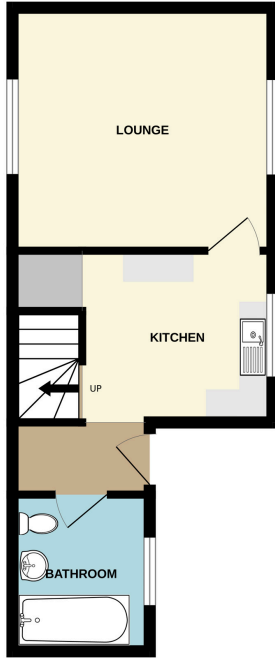
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking of Selling

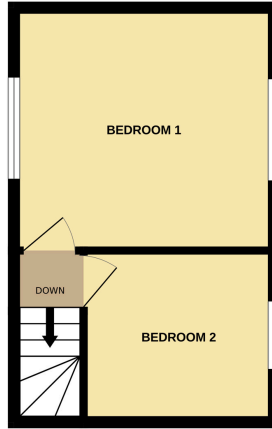
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



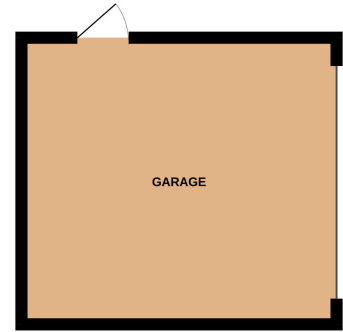
GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



OUTBUILDING
214 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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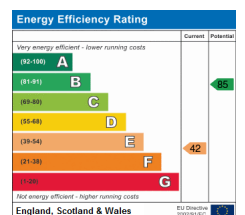
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.