



232 Eastgate Louth LN11 8DA

£185,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

Set back from Eastgate and situated within close proximity to the town centre, this Victorian detached house has two spacious reception rooms & two double bedrooms as well as a modern fitted kitchen and bathroom. It also enjoys an enclosed courtyard garden which includes a modern timber summer house as well as a useful brick store.

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.

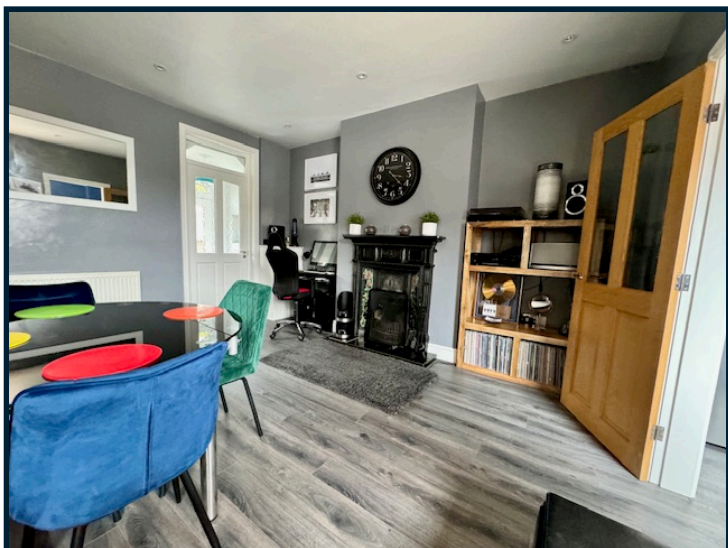
Rooms

Front Entrance Porch

With quarry tiled floor, uPVC double glazed front door and fan light over, two side windows and part glazed timber inner door opening to:

Dining room

With Art Nouveau style cast iron fireplace having tiled slips and hearth, electric meter cupboard, radiator, down lighters, uPVC double glazed window and staircase lobby off as well as an under stairs cupboard. Measurements into chimney recess. 14' x 11'4" (4.28m x 3.48m)



Lounge

With uPVC double glazed window & radiator. Measurements into chimney recess. 13'9" x 10'4" (4.24m x 3.18m)

Breakfast Kitchen

With modern fitted kitchen comprising of gloss fronted base & wall cupboards in cream, wood block effect work surfaces, stainless steel sink having mini sink and drainer board, tiled splash backs, integrated Belling electric oven, CDA electric hob and extractor hood over, space for fridge freezer, washing machine and dishwasher, uPVC double glazed window, radiator, breakfast bar, down lighters, uPVC double glazed patio doors and further double glazed rear access door. 17'6" x 6'7" (5.38m x 2.06m)

Stairs To First Floor Landing

With radiator & uPVC double glazed window.

Bedroom 1

With access to roof space, uPVC double glazed window, radiator and built-in cupboard having original stained and etched glass sash window. Minimum width measurement. 10'5" x 10'1" (3.23m x 3.08m)

Inner Landing Area

With uPVC double glazed window, fitted laundry cupboard housing Worcester Bosch gas fired central heating Combi boiler as well as providing storage shelving.

Bathroom

With white suite comprising of a panel bath with splash tiling, wash basin, close coupled WC, shower cubicle having tiled walls and housing a T bar mains fed shower, chrome heated towel rail/radiator, uPVC double glazed windows, extractor fan, radiator and down lights.

6'8" x 4'0" (2.09m x 1.24m) & 6'8" x 5'8" (2.09m x 1.77m)

Bedroom 2

With uPVC double glazed window, radiator.

Maximum width measurement.

13'9" x 10'4" (4.26m x 3.19m)

Outside

The front of the property is approached off Eastgate via a shared passageway. At the back of the house is an enclosed courtyard garden which is block paved and includes a brick store (1.63 m x 3.87 m), timber summer house as well as a double gated entrance which we are informed by the sellers is accessed via a private lane running back to Eastgate and has potential for an off street parking space for a small car.

Services

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 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. 02, Vodafone and Three are limited.

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.

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

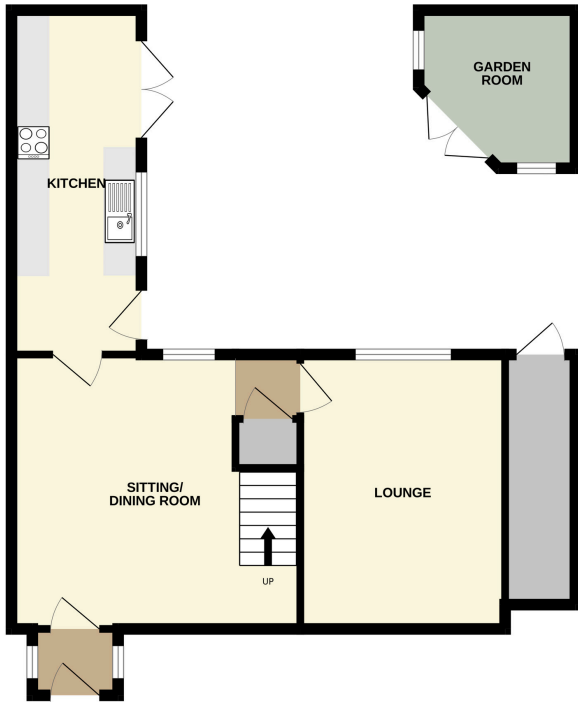
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

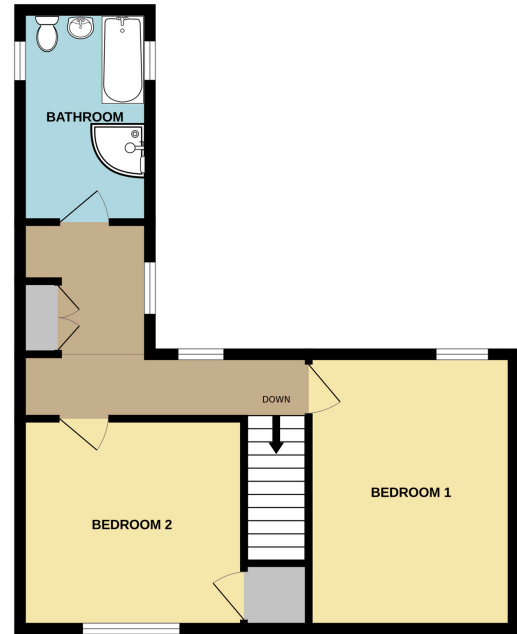
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	85

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.