



3 Station Approach Louth LN11 0PS

£180,000

Council Tax Band B

**JOHN TAYLORS**  
EST. 1859



**Conveniently situated for Louth town centre, this semi-detached bungalow comprises of a living room, kitchen, two bedrooms and a bathroom as well as off street parking. The property requires a scheme of modernisation but benefits from having no forward chain.**

## Rooms

### 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 Hall

With timber framed double glazed front door, radiator, access to roof space, and built-in airing cupboard housing hot water cylinder.

### Lounge

With gas fireplace, timber framed double glazed windows to front and side elevations, radiators. 13'6" x 11'6" (4.16m x 3.54m)

### Kitchen

With fitted wall and base cupboards, granite effect top, stainless steel sink and drainer board, space for washing machine, radiator, Glow Worm gas fired central heating boiler & timer control, timber framed double glazed windows, tiled splash backs.

9'7" x 8'8" (2.97m x 2.7m)



### Bedroom 1

With timber framed double glazed window, radiator.

15'6" x 9'7" (4.78m x 2.98m)

### Bedroom 2

With timber frame double glazed window and radiator.

9'8" x 9'7" (2.99m x 2.97m)

### Bathroom

With panel bath and mains fed shower over, wash basin, close couple toilet, radiator, splash tiling, double glazed timber framed window.

9' x 6'4" (2.77m x 1.98m)

### Outside

The front & side gardens include a small lawn, flower and shrub beds, patio area, glass greenhouse, timber summer house & shed, cold water tap and concrete driveway providing off street parking.

### Services

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

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Ultrafast download 10000 Mbps with upload speed of 100 Mbps Openreach, Upp, and Virgin Media network is available.

### Mobile

We understand from the Ofcom website there is likely mobile coverage from EE, O2, 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  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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.  
Made with Metropix ©2024

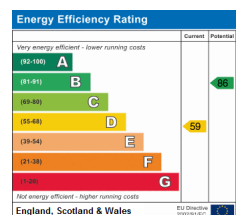
**John Taylors**

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com



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.