



## Bargate Tathwell Louth LN11 9SR

£320,000

Council Tax Band C

**JOHN TAYLORS**  
EST. 1859



**A larger than average detached bungalow situated on an elevated position within a Lincolnshire Wolds village. This well presented property stands in a good size plot and enjoys attractive views of open countryside beyond. The accommodation briefly comprises of an Entrance Hall, Lounge, Dining room, Breakfast Kitchen, Utility room, 4 Bedrooms, Bathroom & Shower room. No onward chain. EPC rating TBC.**

## Rooms

### Entrance Hall

With recess porch, uPVC double glazed front door and matching side window, glazed inner doors, radiator, access to roof space, central heating thermostat, uPVC double glazed fixed panel window and built-in airing cupboard housing hot water cylinder.

### Lounge

With stone open fireplace, two uPVC double glazed windows with views of open countryside beyond, radiators, coved ceiling, archway to: 17'9" x 12' (5.46m x 3.66m)

### Dining room

With radiator, decorative ceiling beams, telephone point and two arch shaped internal windows, door opening to: 11'9" x 9'7" (3.63m x 2.98m)

### Breakfast Kitchen

With fitted wall and base cupboards having wood block effect worktops, stainless steel sink and drainer board, space for electric cooker, tiled splash backs, uPVC double glazed bow window, decorative ceiling beams, radiator, two arch shaped uPVC double glazed windows, PVC side entrance door . 22'7" x 8'3" (6.94m x 2.53m)



### Utility Room

With stainless steel sink having drainer board and cupboard below, space for washing machine, Worcester oil fired central heating boiler, electric consumer unit, uPVC double glazed rear access door. Maximum width & depth measurements. 8'6" x 8'2" (2.65m x 2.52m)

### Bedroom 1

With radiator & uPVC double glazed window. 11'9" x 9'8" (3.63m x 3m)

### Bedroom 2

With fitted wardrobes, cupboards and dressing table, radiator, uPVC double glazed window with view of open countryside beyond. 13'5" x 8'9" (4.13m x 2.72m)

### Bedroom 3

With uPVC double glazed window, radiator, wardrobe & cupboard over. Minimum width measurement. 10'8" x 9'4" (3.32m x 2.87m)

### Bedroom 4

With built-in wardrobe and cupboard over, uPVC double glazed window. 12'1" x 7'7" (3.7m x 2.37m)

### Shower Room

With electric shower, wash basin, close couple WC, radiator, tiled walls, extractor fan, shaver light and radiator.

### Bathroom

With panel bath, close couple WC, wash basin, radiator, tiled walls, uPVC double glazed window. 8'8" x 5'6" (2.7m x 1.72m)

### Outside

The spacious plot extends to approximately 0.17 acres and is mostly laid to lawn and includes a concrete driveway leading to a single garage, paved patio areas, gravel and flowerbeds, PVC oil storage tank and attractive views of open countryside.

### Attached Single Garage

With roller shutter garage door, power and lighting, uPVC double glazed side entrance door and window.

19'6" x 8'8" (6m x 2.69m)

### Services

The property has mains water & electric. We are informed by the seller that there is a shared drainage system which is maintained by Anglian Water. Oil fired central heating.

### Mobile

We understand from the Ofcom website there is limited coverage from 02 inside and likely coverage from 02, EE, Three and Vodafone outside.

### Broadband

We understand from the Ofcom website that superfast broadband is available at this property with a superfast download speed of 73 Mbps and an upload speed of 18 Mbps. Openreach is the available network.

### Tenure

The property is understood to be freehold.

### Council Tax Band

According to the governments online portal, the properties currently in Council Tax Band C.



### 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.





FLOORPLAN

## John Taylors

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
39-49	A		
31-38	B		
23-30	C		
15-22	D		
9-14	E		
4-8	F		
1-3	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
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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.