



37 Harewood Crescent Louth LN11 0JD

£210,000

JOHN TAYLORS  
EST. 1859



**Offered with no onward chain, this well presented and spacious semi detached house is perfect for families or buyers looking to move quickly. The property benefits from ample off street parking, making it ideal for households with multiple vehicles. Featuring uPVC double glazed windows and doors throughout and with a generously sized living area with a great potential to personalise and make your own. Epc rating TBC.**

### Louth

Louth is an attractive town with a population of approximately 17,000 and enjoys a thrice weekly market, independent shops and national retailers, three supermarkets, leisure centre, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of national beauty and positioned some 25 miles north-east of the city of Lincoln and some 16 miles south of Grimsby.

## Rooms

### Entrance Hall

With uPVC double glazed front door and matching side window, radiator, telephone point, under stairs storage area.

### Lounge

With feature fireplace, radiator, uPVC double glazed window, TV aerial point and radiator. Maximum width measurement 14'4" x 12' (4.41m x 3.67m)

### Kitchen

With fitted kitchen comprising of wall and base cupboards, marble effect worktops, resin sink with drainer board and mixer tap, tiled splash backs, space for dishwasher, Ideal Classic gas fired central heating boiler, uPVC double glazed window, space for electric cooker. 9'3" x 10'5" (2.85m x 3.21m)

### Dining Area

With large uPVC double glazed box bay window, built in a cupboard, radiator. 9'3" x 9'8" (2.85m x 3m)

### Utility Room

With plumbing for washing machine, pedestrian access door to garage, uPVC double glazed side entrance door and rear door. 8'5" x 8'4" (2.62m x 2.58m)



### Store Room

With fitted shelving, uPVC double glazed window, power and lighting. 5' x 8'6" (1.55m x 2.64m)

### Stairs to first floor landing

With uPVC double glazed window, built-in airing cupboard housing hot water cylinder, access to roof space.

### Bedroom Two

Comprising a radiator and uPVC double glazed window with views over School playing fields. Maximum measurements 11'3" x 9'8" (3.45m x 3m)

### Bedroom One

UPVC double glazed window, radiator and a view over school playing fields. 12'5" x 9'8" (3.83m x 3m)

### Bedroom Three

With uPVC double glazed window and radiator. Maximum depth measurement 8'2" x 9'1" (2.52m x 2.79m)

### Bathroom

With panel bath having electric shower over and shower attachment tap, splash boarding, vanity washbasin, heated towel rail/radiator, uPVC double glazed window and extractor fan. 5'4" x 5'1" (1.66m x 1.58m)

### WC

With uPVC double glazed window and close couple toilet.

### Outside

The front garden is mostly laid to lawn and includes a tarmac driveway leading to the garage. The side and rear gardens are again mostly laid to lawn and include a stone paved patio and ornamental tree.



**Garage**

With electric roller shutter garage door, power and lighting.

8'6" x 16'2" (2.63m x 4.95m)

**Services**

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

**Broadband**

We understand from the Ofcom website that superfast broadband is available at the property with a download speed of 8 Mbps and upload speed of 0.9 Mbps. Superfast speed of 64 Mbps and upload speed of 20 Mbps. Openreach is the available network.

**Mobile**

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

**Tenure**

The property is understood to be freehold.

**Council tax band**

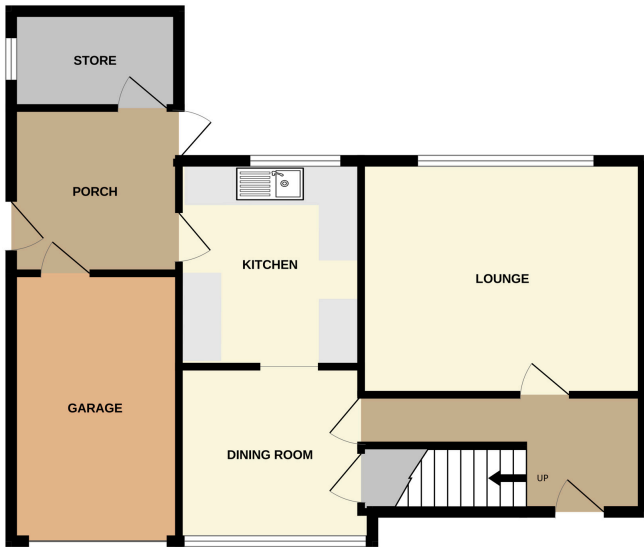
According to the government online portal, the property is currently in Council tax band B.

**Viewing**

Strictly by appointment from our Louth office. Hours Monday to Friday 9 - 5pm. Saturday 9 - 1pm.



GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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## John Taylors

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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.