



30 Lee Street Louth LN11 9HJ

£200,000

JOHN TAYLORS
EST. 1859

Offered with no upward chain, this two bedroom (formerly three bedrooms) period terrace town house, built during the first half of the 19th century offers generously proportioned rooms and a wealth of character features throughout. Situated in a desirable residential location with attractive views over Louth from its rear garden, this elegant home combines timeless period appeal with practical living spaces including a useful cellar and a versatile garden room/store. The property is situated within Louth's Conservation Area and is just a short walk from the town centre's amenities, shops and schools. EPC rating D.

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

Entrance Hall

With six panel front door and fan light over having an elegant neo-classical external door case. Electric meter cupboard, telephone point & radiator.



Lounge

With Georgian style fireplace having cast-iron hob grate and bull's-eye timber surround, picture rail, bay with sash windows, six panel door & TV aerial point.

Maximum depth measurement. 12'2" x 10'8" (3.74m x 3.3m)

Dining room

With ornate cast-iron range and timber mantel shelf over, built-in cupboards, radiator, exposed pine floorboards, uPVC double glazed patio doors, staircase to first floor & a under stairs cupboard. Minimum measurements.

13'5" x 9'7" (4.13m x 2.96m)

Kitchen

With fitted kitchen comprising of wall and base cupboards and drawers, wood effect worktops, ceramic sink having mini sink and drainer board, tiled splash backs, side sliding sash windows, quarry tiled floor, integrated electric oven and grill, space for dishwasher, rear access door, gas hob and extractor hood over.

11'7" x 6'5" (3.58m x 2m)

Ground Floor Shower room

With tiled shower cubicle housing mains fed shower, close couple toilet, wash basin, radiator, tiled floor, side sliding sash window, and extractor fan and plumbing for a washing machine. 7'6" x 6'4" (2.33m x 1.97m)

Stairs To First Floor Landing

With built-in cupboard.

Bedroom 1

(Formerly two bedrooms) With two sash windows, built-in wardrobes, two radiators, and built-in alcove cupboard and four panel door. Maximum width measurement.

19'6" x 10'9" (6m x 3.33m)

Bedroom 2

With built-in wardrobes, access to roof space, sash window, radiator and four panel door.

Maximum measurements. 14'3" x 12'4" (4.37m x 3.8m)

Bathroom

With panelled bath having telephone shower tap and splash tiling over, close couple toilet, wash basin, two sash windows, extractor fan, chrome heated towel rail/radiator, further radiator, built-in airing cupboard housing a hot water cylinder and Worcester Bosch central heating boiler and timer control.

11'6" x 6'7" (3.56m x 2.06m)

Outside

The small front garden is laid with Sandstone paving slabs and has a low level front wall with stone coping stones. A passageway with six panel door leads to the rear garden and also an entrance door leading down to a two vaulted cellar which has power and lighting. The attractive rear garden is mostly laid with Sandstone pavers with steps leading up to a further paved patio area and a small lawn with flower and shrub borderers all enclosed with brick walls and enjoying attractive views across the town.



Brick Built Store Room/Garden Room

With tongue and groove external door, two windows, quarry tile floor and power and lighting.

8'3" x 7' (2.55m x 2.14m)

Services

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

Mobile

We understand from the Ofcom website there is 74% coverage from 02, 74% with EE, 62% with 3 and 72% coverage with Vodafone.

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. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast broadband available with download speed 1000 Mbps and upload speed of 100 Mbps. Openreach and Virgin Media are the available networks.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band A.

Declaration

In accordance with the Estate Agency Act 1979, buyers should be aware that this property is in the ownership of the directors of John Taylors.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.

BASEMENT
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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.
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John Taylors

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	80-100 100-100

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.