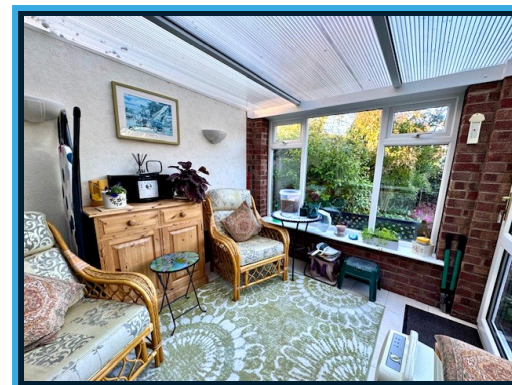




9 Laburnum Crescent Louth LN11 8SG

£225,000

JOHN TAYLORS
EST. 1859

This beautifully maintained semi-detached dormer bungalow combines comfort, flexibility, and potential. Featuring adaptable living space with potential to extend into the roof area, a modern gas fired boiler, generous off-street parking and a spacious detached garage, this property is perfect for both families and those looking to downsize. A wonderful opportunity to enjoy spacious, easy living in a desirable location. EPC rating tbc.

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 Porch

With uPVC double glazed entrance door and hardwood part glazed inner door opening to entrance hall.

Hallway

With telephone point, radiator, coved ceiling and central heating thermostat control.

Lounge Diner

With stone effect Minister style fireplace housing electric fire, coved ceiling, two uPVC double glazed windows & two radiators. Maximum width & depth measurements.

19'6" x 13'7" (6m x 4.19m)

Dining room/Bedroom 3

With under the stairs storage cupboard, coved ceiling and radiator. 13'7" x 9'8" (4.19m x 2.99m)

Kitchen

With fitted kitchen comprising of wall and base cupboards, quartz effect worktops, stainless steel sink having drainer board and mini sink, plumbing for washing machine, radiator, space for oven extractor and hood over, tiled splash-tiling, uPVC double glazed window and door opening to conservatory. 11'9" x 9'4" (3.64m x 2.87m)

Conservatory

With polycarbonate roof, uPVC double glazed windows and external door, tiled floor, radiator. 9' x 8'7" (2.77m x 2.68m)

Shower Room

With large walk-in shower cubicle having mains fed shower, modern vanity wash basin, close couple toilet with concealed cistern, tiled walls and floor, chrome radiator/heated towel, uPVC double glazed window and extractor fan. 7'9" x 5'3" (2.42m x 1.64m)

Stairs To First Floor Landing

With doors opening to the bedrooms.

Bedroom 1

With uPVC double glazed window, radiator, telephone point, eaves storage cupboards, and dressing room area. Maximum width & minimum depth measurements. 16'6" x 10' (5.08m x 3.05m)

En-Suite Shower Room

With tiled shower cubicle, close couple toilet, bowl shaped hand basin and cupboard unit below, heated towel rail, extractor fan. Maximum depth measurement. 9'8" x 2'6" (2.99m x 0.8m)

Bedroom 2

With uPVC double glazed window, radiator and built-in wardrobe which provides a doorway into the roof space which has the gas fired central heating boiler and has potential to create extra accommodation, if required and subject to any necessary local authority consents. 10'8" x 9'9" (3.3m x 3.04m)



Outside

The front garden is mostly laid to gravel and has flower and shrub borders and a concrete driveway leading to the detached garage. The rear garden includes a paved patio area, inset shrubs and ornamental trees, glass greenhouse and a timber shed.

Detached Single Garage

With an up & over garage door, pedestrian access door, power and lighting. 20'2" x 10' (6.17m x 3.06m)

Services

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

Tenure

The property is understood to be freehold. We believe that the title is unregistered.

Council Tax Band

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

Mobile

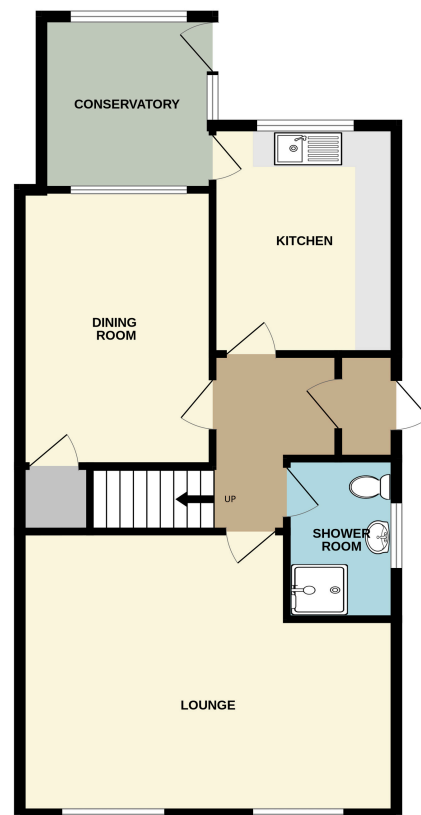
We understand from the Ofcom website there is 62% performance from three, 72% with Vodafone, 74% with 02 and 74% with EE.

Broadband

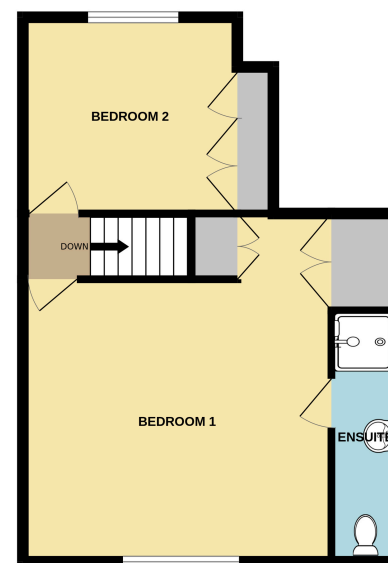
We understand from the Ofcom website that standard broadband is available at this property with a download speed of 7 Mbps and upload of .8 Mbps, Superfast download speed of 64 Mbps and upload speed of 20 Mbps. Ultrafast broadband is also available with a download speed of 1000 Mbps and an upload speed of 100 Mbps. Openreach and Virgin Media are the available networks.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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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