



JOHN TAYLORS
EST. 1859

107 Church Street Louth LN11 9DE

£125,000

This charming Victorian terrace house, refurbished in recent years, offers the perfect blend of period character and modern comfort. Enjoying an elevated position within Louth's Conservation Area, the property features a bright and inviting open plan lounge and kitchen areas, creating a spacious feel ideal for contemporary living.

Available with no onward chain, this home is an excellent opportunity for first time buyers, those seeking a low maintenance retirement property, or investors looking for a buy to let investment. EPC rating C. No onward chain.

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a trice 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.

Kitchen area

With double glazed timber front door and fan light over, modern kitchen comprising wall and base cupboards and granite effect work tops. Retro style tiled splash backs in grey, stainless steel sink and drainer having mixer taps, space for a washing machine and oven. Timber framed double glazed window, oak skirting boards, installed Ideal Logic gas fired central heating boiler, digital room thermostat, ceramic tiled floor and under floor heating.
11'7" x 9'4" (3.57m x 2.89m)

Living Room Area

With oak skirting boards, ceramic tile floor and under floor heating, under stairs cupboard, digital room thermostat, uPVC double glazed patio doors. Measurements are into the staircase & maximum depth measurement. 16'2" x 11' (4.96m x 3.37m)



Ground Floor Bathroom

With modern suite comprising panel bath with Triton shower over, tiled wall and shower screen, w/c, wash hand basin, fitted mirror and shaver points, extractor fan, uPVC double glazed window, vinyl flooring, ledge and braced pine door and oak skirting boards. Maximum depth measurement. 7'2" x 5'2" (2.2m x 1.6m)

Stairs to first floor landing

With access to roof space, fitted carpet, hand rail and oak spindles.

Bedroom One

With fitted carpet, timber framed double glazed window, radiator, ledge and braced pine door and oak skirting boards. Measurements are into chimney breast. 11'5" x 9'5" (3.52m x 2.91m)

Bedroom Two

With uPVC double glazed window, radiator, oak skirting boards and pine ledge and braced door & fitted carpet.
9'6" x 8'5" (2.95m x 2.61m)

Outside Front Garden

Laid to concrete with low level brick front wall.

Outside Rear Yard

Which is paved and includes two small brick stores and what is believed to be a pedestrian 'right of way' for the benefit of Number 105.

Services

Understood to have mains water, electricity, gas 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 18 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. Openreach and Virgin are the available networks.

Mobile

We understand from the Ofcom website there is 68% coverage from 3, 81% from Vodafone, 80% from EE and 78% from O2.

Tenure

Understood to be freehold.

Council Tax Band

The council tax band is Band A.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office.
Louth office open: Monday - Friday 9 am - 5 pm. Saturday - 9 am - 1 pm.

Prospective Purchasers

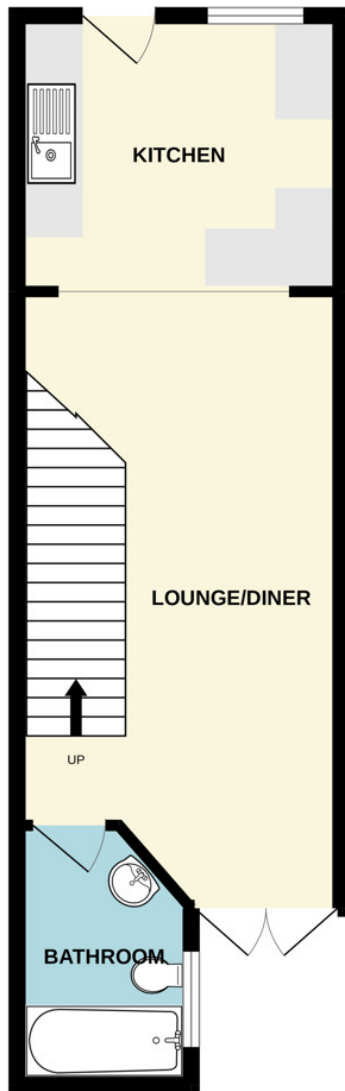
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking of selling

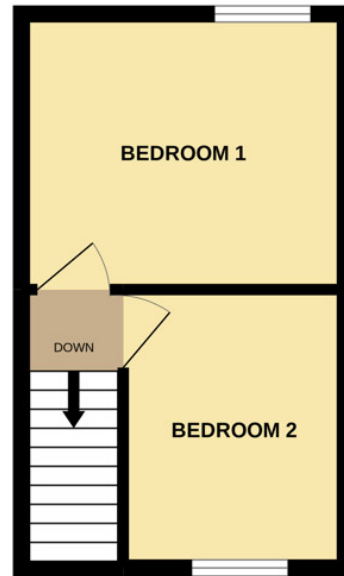
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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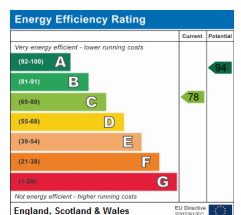
John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johnntaylors.com

Email: enquiries@johnntaylors.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.