



4 School House Lane Louth LN11 9AQ

£225,000

JOHN TAYLORS  
EST. 1859

**An attractive Grade 11 listed ground floor flat which is situated in the desirable west side of Louth and is within easy walking distance of the town centre. The modern interior includes an open plan living kitchen, two good sized bedrooms, each with an en-suite, underfloor heating, as well as a parking space. EPC rating D.**

**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 four panel front door, built-in cupboard housing Ideal gas fired combination central heating boiler, further cupboard housing electric consumer unit and alarm control panel. Down lighters, telephone point, underfloor heating and Karndean floor covering.

### **Living Kitchen**

With original sash window, a range of fitted cream gloss wall and base cupboards with flush fronts, wood effect worktops, ceramic central sink and mixer tap, integrated CDA electric hob and oven, integrated fridge freezer, space and plumbing for a dishwasher, downlighters, breakfast bar area, portable central heating control panel, integrated washer dryer, underfloor heating and Karndean floor covering.

Measurements into recess.

15'2" x 17'5" (4.64m x 5.34m)



### **Bedroom 1**

With original sash window, underfloor heating and Karndean flooring, down lighters, six panel oak door, digital thermostat control.  
10'1" x 9'3" (3.1m x 2.84m)

### **En-suite Shower Room**

With tiled shower cubicle housing mains water T-bar shower having rain shower and handheld shower, vanity wash basin, tiled floor, illuminated bathroom mirror, WC, extractor fan, six panel Oak door.  
5'5" x 5'5" (1.7m x 1.68m)

### **Bedroom 2**

With built-in wardrobes, under floor heating and Karndean flooring, six panel Oak door, sash window with opaque glass and down lighters.

10'5" x 8'6" (3.21m x 2.63m)

### **En-suite Shower Room**

With tiled shower cubical housing mains fed T-bar shower having rain shower and hand held shower. Vanity wash hand basin, sash window with opaque glass, illuminated bathroom mirror, WC, tiled floor and six Oak panel door.  
5'7" x 5'5" (1.76m x 1.69m)

### **Outside**

Access to the flat is via a courtyard off School House Lane and the property benefits from one parking space. All Bins are stored in a side courtyard, out of view.

### **Services**

We understand that the property has mains water, electricity, gas and drainage. Gas fired central heating, having underfloor heating rather than radiators.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 19 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 2000 Mbps and upload speed of 2000 Mbps. Openreach and Virgin Media are the available networks.



#### **.Mobile**

We understand from the Ofcom website there is 59% coverage from EE, 64% from Vodafone, 69% from EE and 69% from O2.

#### **Tenure**

Leasehold with 999 year lease from 1st January 2018.

#### **Council Tax Band**

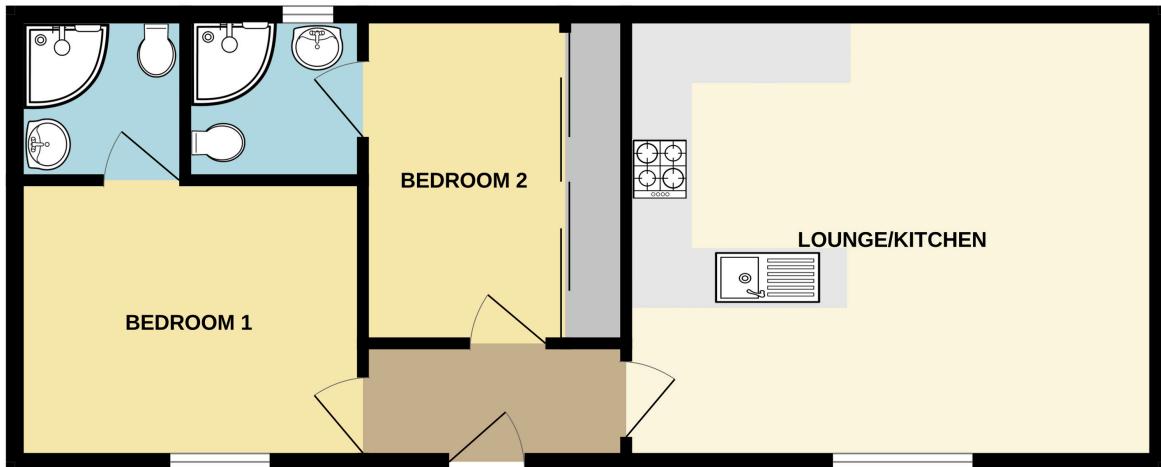
According to the Governments on-line portal the property is currently in Council Tax Band A.

#### **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 9am to 1pm.



**GROUND FLOOR**  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (52.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.