



11 Westgate Louth LN11 9YN

£295,000

Council Tax Band D

JOHN TAYLORS  
EST. 1859

**A spacious inter war semi- detached bungalow which offers many character features but which requires a scheme of modernisation. The property stands in a plot of approximately just under quarter of an acre, and is situated in a desirable conservation area on the west side of Louth and benefits from off street parking and close proximity to the town centre.**

**EPC rating tbc.**

## **Rooms**

### **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.

### **Entrance Porch**

With portico entrance, double front door opening, stained glass fan light over and tiled floor.

### **Entrance Hall**

With inner front door having stained glass panel, brick fireplace, oak flooring, radiator, picture rail and recessed leaded and stained glass windows.

### **Lounge**

With Gothic style brick fireplace, picture rail, coved ceiling, radiator and two metal framed windows.

18'4" x 12'4" (5.63m x 3.8m)



### **Sitting Room**

With Regency style boarded over fireplace, picture rail, radiator, uPVC double glazed external door and box bay window. Maximum width & depth measurements.

19'4" x 9'3" (5.92m x 2.84m)



### **Kitchen**

With fitted base cupboards, resin sink and drainer board, chimney recess for cooker range, part leaded glass metal framed window, gas fired Ideal Logic central heating boiler and walk in pantry off. Minimum width measurement. 12'5" x 9'3" (3.81m x 2.86m)

### **Bedroom 1**

With radiator and metal framed window.

13'1" x 6'5" (4m x 1.99m)



## Inner Hallway

With radiator, picture rail, coved ceiling, built-in cupboard and built-in airing cupboard housing hot water cylinder.

## Bathroom

With panel bath, wash basin, WC, tiled walls, radiator and metal framed window. 7'8" x 7'8" (2.4m x 2.39m)

## Stairs To First Floor Landing

With skylight window.

## Bedroom 2

With timber framed dormer window, built-in wardrobe and cupboard & wash basin. Maximum width & depth measurements. 15'5" x 13'8" (4.75m x 4.23m)

## Bedroom 3

With built-in cupboards, radiator, access to eaves space, and timber framed dormer window. Maximum depth & minimum width measurements.

10'5" x 9'8" (3.21m x 2.99m)

## Outside

The property is approached via a shared gravel driveway which leads to a prefabricated single garage. The spacious side and rear gardens are mostly laid to lawn and include flowerbeds, inset shrubs and a Laurel hedge with walkway through leading to a former vegetable garden.

## 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.

## Council Tax Band

According to the governments online portal the property is currently in Council Tax Band D.

## 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 9 am to 1 pm.

## Please Note

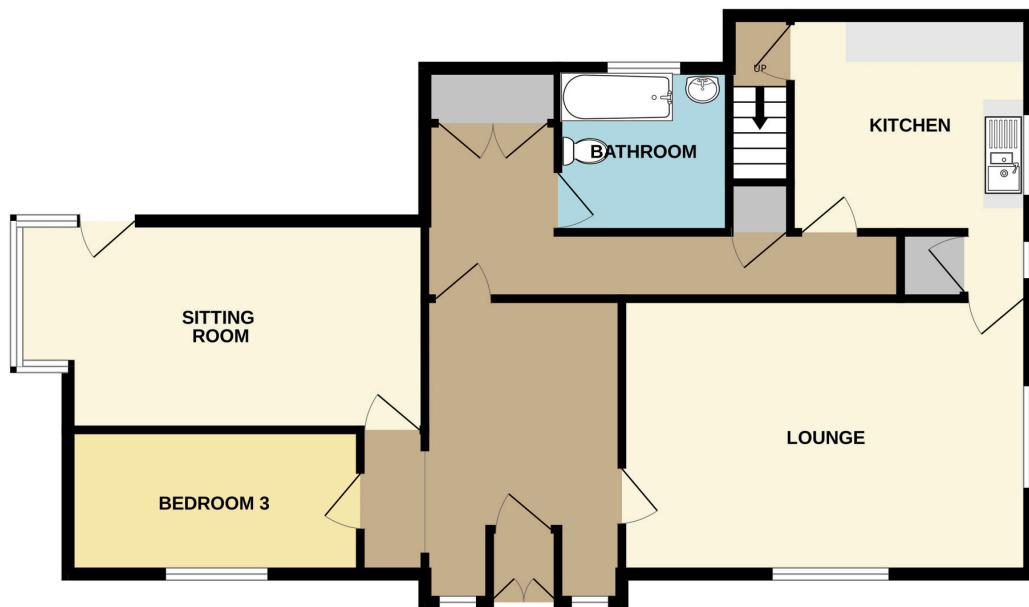
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## 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  
948 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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.

