



3 Main Road Utterby Louth LN11 0TP

Guide Price £79,500

JOHN TAYLORS
EST. 1859

A spacious mid-terrace house situated on the northern side of the village, conveniently located for the towns of Louth and Grimsby and situated on the A16 road. The property benefits from uPVC double glazing and modern electric panel heaters, providing comfortable and efficient accommodation. Enjoying open aspects to both the front and rear, the property presents an excellent opportunity for first time buyers, Air B&B, buy to let, investors, or those seeking a home within easy reach of local amenities and transport links. EPC rating D.

Rooms

Front Entrance Porch

With uPVC double glazed door, tiled floor and uPVC double glazed window. Panelled inner door opening to:

Lounge

With fireplace housing solid fuel stove, uPVC double glazed window, electric panel radiator and meter cupboard. maximum width measurement. 13'5" x 11'8" (4.12m x 3.62m)

Inner Hallway

With electric panel heater and staircase to first floor.

Shower Room

With shower cubicle housing mains fed shower, modern vanity wash basin, close coupled toilet, extractor fan and electric heated towel rail. Maximum depth measurement. 6'8" x 5'8" (2.08m x 1.79m)



Kitchen

With fitted wall and base cupboards, wood effect worktops, stainless steel sink and drainer board, tiled splash backs, space for washing machine, cooker and fridge, uPVC double glazed window and rear access door, electric panel radiator. Minimum depth measurement. 12'3" x 7'3" (3.77m x 2.25m)

First Floor Landing

With electric panel radiator, uPVC double glazed window and built-in laundry cupboard.

Bedroom 1

With uPVC double glazed window, electric panel radiator, access to roof space and built-in airing cupboard housing hot water cylinder. Maximum depth measurement. 13'6" x 9'2" (4.15m x 2.83m)

Bedroom 2

With electric panel radiator and uPVC double glazed window. 9'1" x 6'5" (2.78m x 2m)

Outside

At the front of the property the small garden is laid with gravel and at the rear is a small concrete yard, which includes a brick coal bunker and cold water tap. Beyond the yard is a small grassed garden area.

Services

The property is understood to have mains water, electricity, and drainage.

Tenure

The property is understood to be freehold.

Council Tax Band

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



Agent's Note

Perspective purchasers should be aware that an unnatural death occurred at the property in the past. Further information is available upon request through the selling agent.

Auction details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type. Binding contracts will be exchanged at the point of sale. All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply: • 5% deposit (subject to a minimum of £5,000) • Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT) There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page. This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Broadband

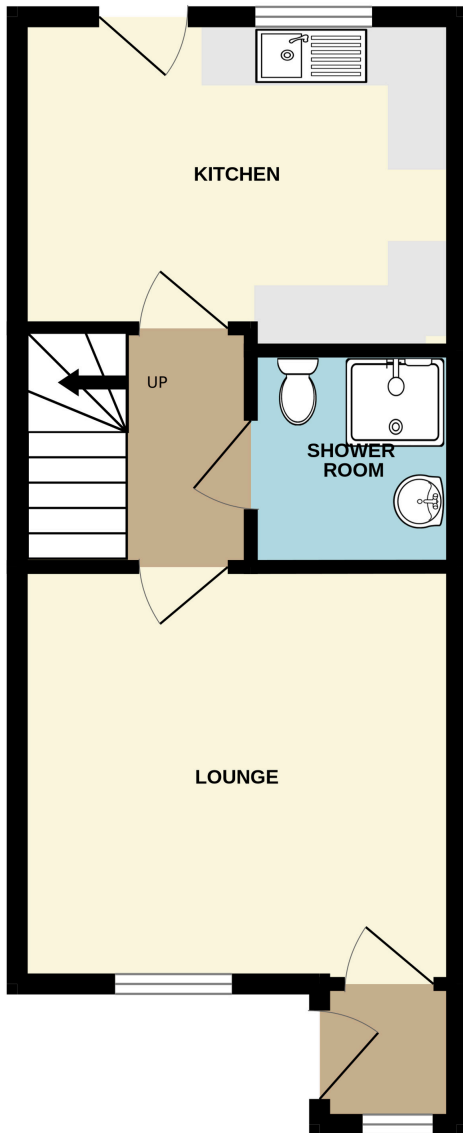
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast download speed 1000 Mbps and upload speed 1000 Mbps. Openreach and quickline are the available networks.

Mobile

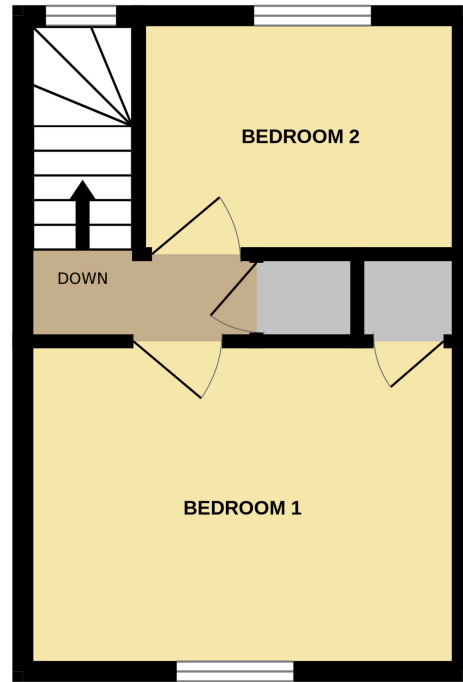
We understand from the Ofcom website there is 85% coverage from EE, 80% from O2, 78% from Vodafone and 74% from Three.



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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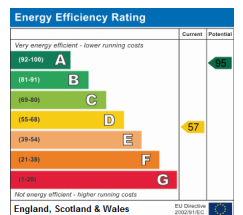
John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.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.