



1 Buckingham Road Louth LN11 0YU

£170,000

JOHN TAYLORS  
EST. 1859

**Situated in a quiet cul-de-sac on the northern outskirts of the historic market town of Louth, this well presented semi-detached bungalow offers comfortable single storey living in a sought after residential location. The property features two generous bedrooms, a bright and welcoming living space, and a well appointed kitchen, making it ideal for downsides, retirees, or those seeking easy maintenance accommodation. Externally, the bungalow benefits from ample off street parking, together with a spacious garage providing excellent storage or workshop potential. The low maintenance gardens to the front and rear offer attractive outdoor space with minimal upkeep required. EPC rating D.**

### **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**

#### **Lounge**

With uPVC double glazed window, dado rail, multi fuel stove and sandstone hearth, radiator.

16'9" x 10'4" (5.18m x 3.18m)



#### **Kitchen**

With fitted kitchen comprising of wall and base cupboards, granite effect worktops, stainless steel sink and drainer board, space for washing machine, dishwasher and cooker, tiled splash backs, tiled floor, uPVC double glazed window, Worcester gas fired central heating boiler, uPVC double glazed entrance door, radiator and digital central heating control panel. 13'1" x 9'2" (4m x 2.82m)

#### **Inner Hallway**

With access to roof space and central heating thermostat control.

#### **Bedroom 1**

With fitted wardrobes and cupboards over, dado rail, radiator, uPVC double glazed patio doors opening to rear garden. 12'8" x 10'4" (3.91m x 3.18m)

#### **Bedroom 2**

With fitted wardrobe and cupboards over, uPVC double glazed window, radiator. 9'2" x 9'1" (2.83m x 2.8m)

#### **Shower Room**

With large walk in shower having mains fed shower, wash basin, close coupled toilet, walls partly lined with splash boarding, heated radiator/towel rail, uPVC double glazed window and built-in airing cupboard housing hot water cylinder. Maximum width measurement. 6'9" x 6'1" (2.13m x 1.88m)

#### **Outside**

The front garden is mostly laid with gravel and has a concrete driveway leading to a detached single garage. The rear garden comprises of a paved patio area with raised brick build flower bed, gravel beds all enclosed with timber fencing.

#### **Single Garage**

With electric up and over door, uPVC double glazed window, power and lighting. 18'3" x 9'3" (5.6m x 2.84m)



### **Services**

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

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

The property is currently in Council Tax Band A.

### **Mobile**

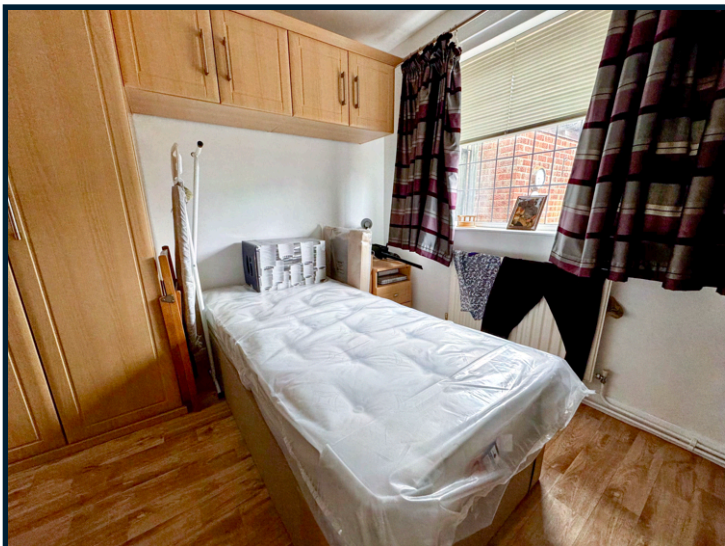
We understand from the Ofcom website there is 70% coverage from EE, 71% from O2, 65% from Vodafone and 63% from Three.

### **Broadband**

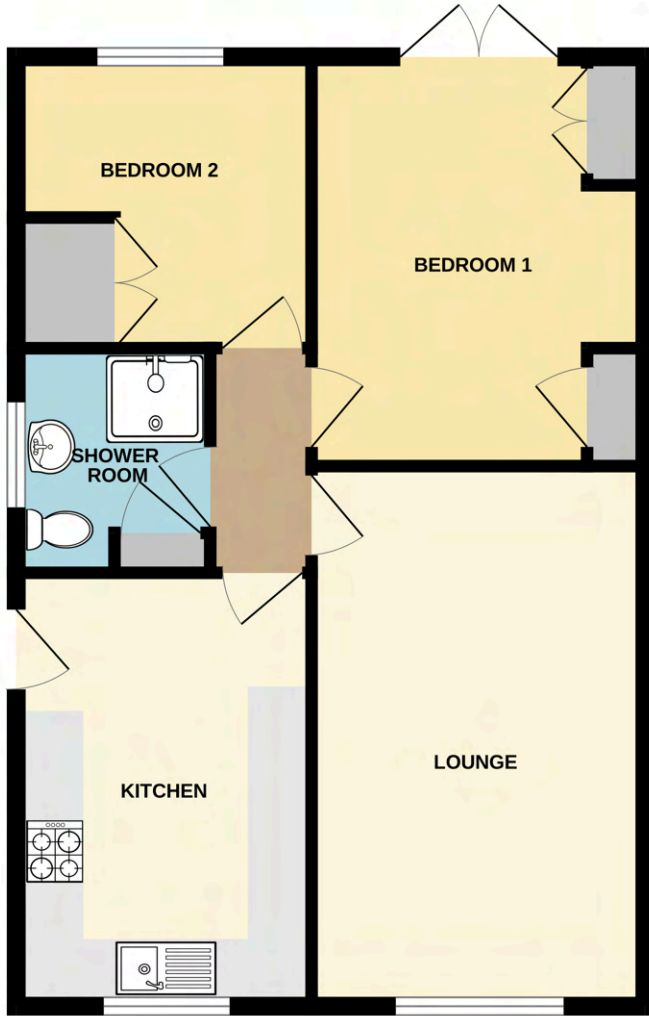
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15 Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 76 Mbps and upload speed of 20Mbps. Openreach is the available network.

### **Mandatory Buyer Anti-Money Laundering Check**

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



GARAGE  
180 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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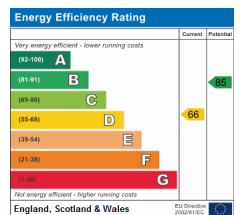
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.