



18 Gospelgate Louth LN11 9JX

£130,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

**Nestled in the heart of this sort after Conservation area, this delightful three bedroom character terraced cottage offers a rare opportunity to enjoy peaceful living just moments from the vibrant town centre. Tucked away down a quiet footpath off the picturesque Gospelgate on the desirable west side of the town, this hidden gem blends historic charm with convenience. Offered with no onward chain, this is a fantastic opportunity to secure a home in one of Louth's most attractive and well established neighbourhoods. EPC rating C.**

## Location

The property is positioned close to the magnificent St James' Church and is conveniently situated close to the centre of the historic Georgian market town of Louth, which is nestled on the edge of the Lincolnshire Wolds a "Designated Area of Natural Beauty". The town has 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 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 tiled floor, part glazed front entrance door, part panelled walls, Hive thermostat.

### Lounge

With Victorian style pine fireplace surround housing living flame gas fire, exposed wide pine floorboards, built-in alcove cupboards, picture rail, pine panel door, radiator, fitted corner cupboard and timber framed window to front elevation.

12'3" x 13'8" (3.76m x 4.21m)



### Kitchen

With fitted pine wall and base cupboards, worktops over, tiled splashback, part panelled walls, Delft shelving, decorative ceiling beams, radiator, tiled floor, plumbing for automatic washing machine and gas cooker point. 12'5" x 7'7" (3.81m x 2.36m)

### Rear Lobby

With tiled floor, uPVC double glazed patio door and carbonated pitch roof.

### Bathroom

With pine panelled bath and telephone shower tap, close coupled toilet, wash basin, tiled floor, part pine panel walls and tiling over, built-in cupboard, and skylight. 4'2" x 7'2" (1.29m x 2.21m)

### Stairs to first floor landing

With uPVC double glazed window, dado rail, access to roof space.

### Bedroom 1

With radiator, built-in alcove cupboards, pine panel door, picture rail. 8'8" x 13'1" (2.7m x 4m)

### Bedroom 2

With built-in airing cupboard housing, Worcester Bosch gas fired combination boiler, UPVC double glazed window, radiator, picture rail and pine panel door. 8'7" x 8'3" (2.66m x 2.54m)

### Bedroom 3

With radiator, dado rail and pine panel door. 10'1" x 5'1" (3.1m x 1.57m)

### Outside

The property is accessed via a shared footpath off Gospel gate. To the front of the property is a paved patio area with flower and shrub borders, views of St James' Church spire and a brick built store and open fronted store. Please note that the garden at the front of the property is not shown on the current land registry plan. For further details, please contact the office. At the back of the property is a very small enclosed courtyard.

## Services

Property is understood to have mains water, electricity, gas and and drainage. Gas fired central heating.

## Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps. Ultrafast broadband available with download speed 80 Mbps and upload speed of 20 Mbps. Openreach network is available.

## Mobile

We understand from the Ofcom website there is limited mobile coverage from Three and Vodafone. Likely coverage from 02 and EE.

## Tenure

The property is understood to be freehold.

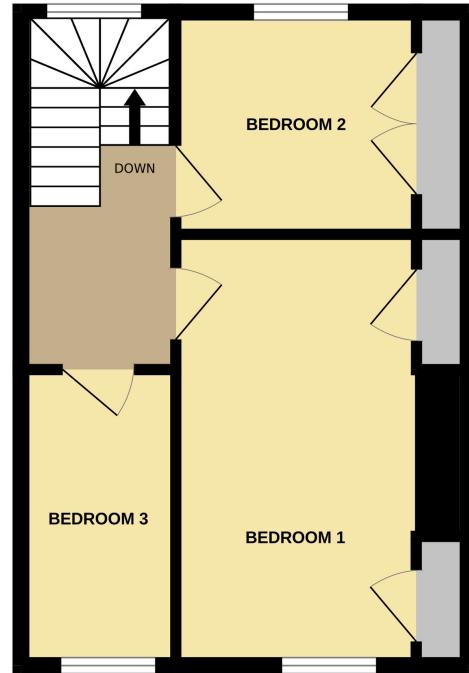
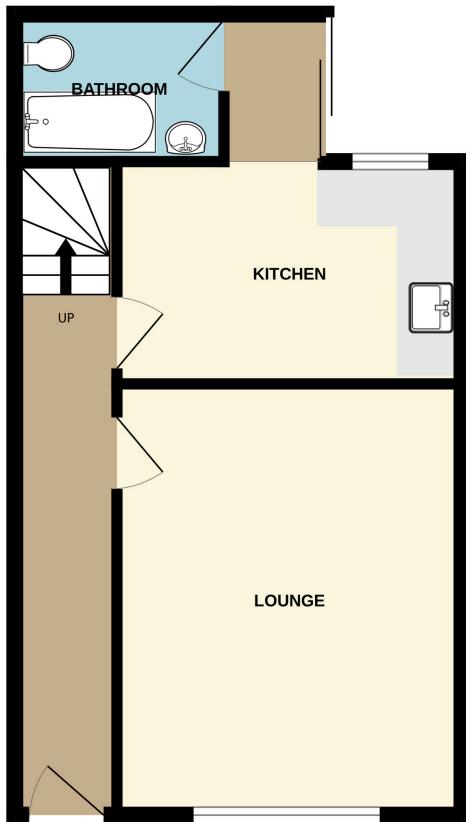
## Council Tax Band

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



GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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.