



15 Broadley Crescent Louth LN11 8AN

£90,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

A spacious first floor flat with its own garden area, ideally situated within convenient distance of the town centre. Benefiting from gas central heating and its own private ground floor entrance, this well presented property offers comfortable and practical living accommodation. Offered for sale with no onward chain, making it an ideal first time purchase or investment property. EPC rating C.

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.

Ground Floor Entrance Lobby

With uPVC double glazed entrance door and matching side panel, electric consumer unit and meter and stairs leading to 1st floor landing.

Landing

With radiator, access to roof space, and built in cloaks cupboard.

Lounge

With large uPVC double glazed window, feature fireplace housing an electric fire, coved ceiling, radiator, TV aerial point. 13'1" x 13' (4m x 3.98m)



Kitchen

With modern fitted kitchen comprising of wall and base cupboards, granite effect worktops, stainless steel sink having mini sink and drainer board, tiled splash backs, breakfast bar, integrated electric oven and hob with extractor hood over, plumbing for washing machine, radiator, built-in pantry cupboard, Vaillant gas fired central heating boiler, tiled floor, and large uPVC double glazed window with outlook across a grassed open space.

10'3" x 9' (3.16m x 2.76m)

Bathroom

With 'P' shaped panelled bath having glass shower screen and electric shower over, close coupled toilet, wash basin, tiled walls and floor, heated towel rail and uPVC double glazed window. 7'1" x 5'9" (2.19m x 1.81m)

Bedroom 1

With built-in wardrobe having sliding doors, radiator and uPVC double glazed window. 11'7" x 10'1" (3.59m x 3.1m)

Bedroom 2

With fitted wardrobes and dressing table, built in airing cupboard housing hot water cylinder, radiator, large uPVC double glazed window with open aspect. 13' x 10'3" (3.98m x 3.15m)

Outside

The property enjoys a small garden area which includes a lawn, flower and shrub beds, a metal storage shed, as well as two small brick stores.

Services

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



Tenure

The property is leasehold with a long lease for a term of 125 years from 19th November 1990. Current service charge is understood to be £45.02 per month and there is a ground rent of £30 per year.

Council Tax Band

According to the government online portal, 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

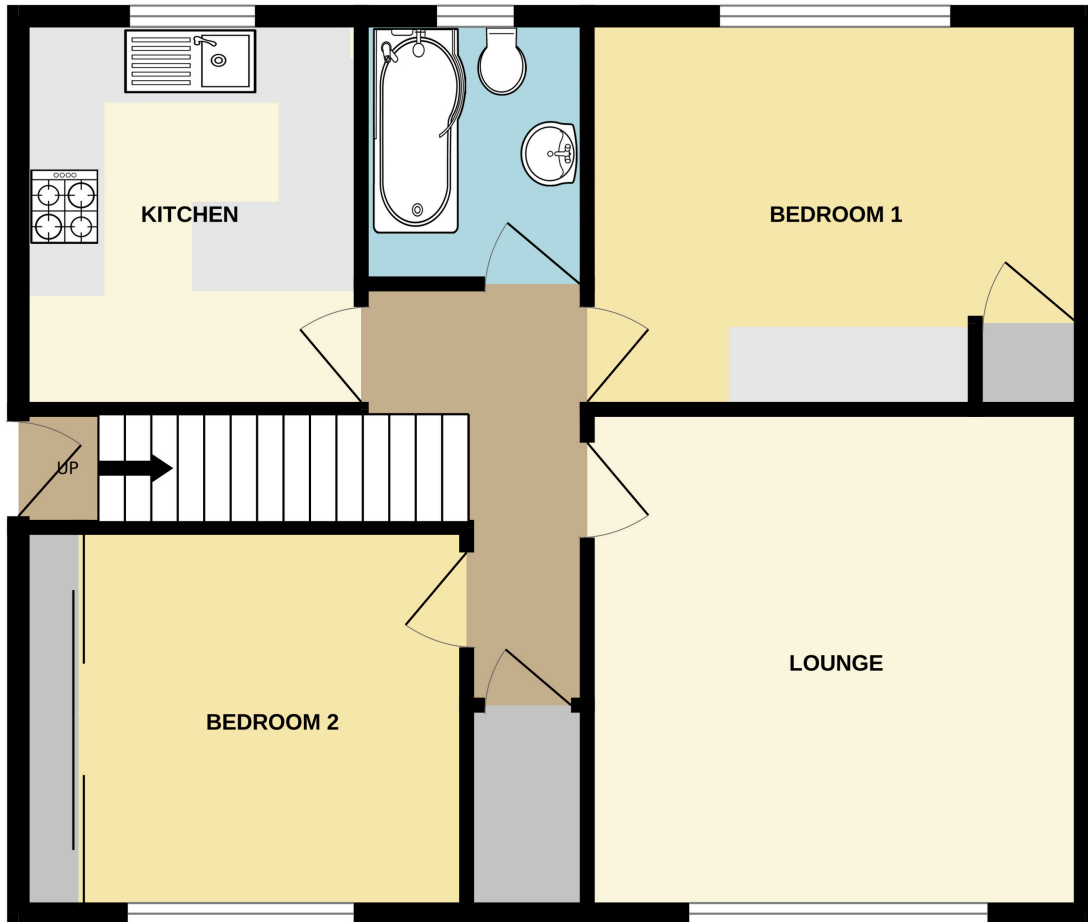
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 14 Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 72 Mbps and upload speed of 18Mbps. Ultra fast broadband is also available with a download speed of 100Mbps and an upload speed of 100Mbps. Openreach and Virgin Media are the available networks.

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
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director 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.