



7 Royal Oak Court Louth LN11 9JA

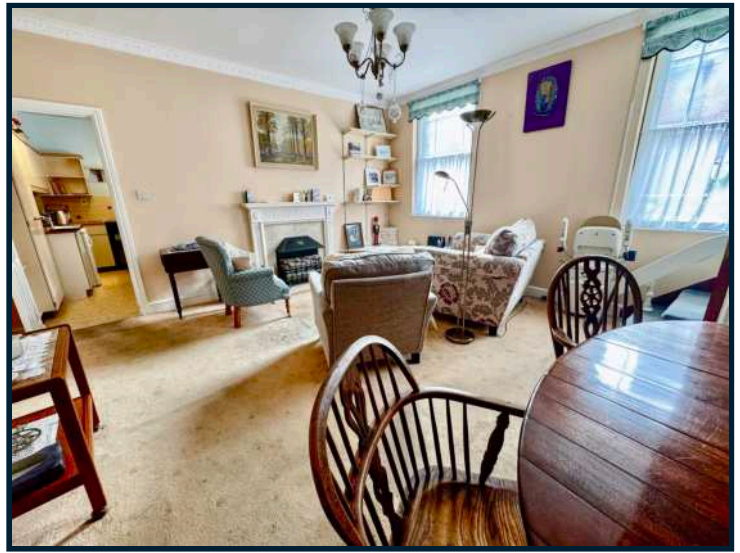
£180,000

JOHN TAYLORS
EST. 1859

Situated within an attractive mews style complex in the centre of town, this characterful end terrace townhouse offers spacious accommodation and excellent potential for improvement. Located within Louth's Conservation Area, the property enjoys a sought-after setting close to local amenities, independent shops, cafés and transport links. The building retains much character and charm and the accommodation features generously proportioned rooms throughout. A garage provides valuable off-road parking or additional storage. While the property would benefit from a scheme of modernisation, it presents an exciting opportunity for buyers to create a stylish home tailored to their own taste within a historic and desirable part of town. Ideal as a permanent residence, investment property, or lock up and leave home. Early viewing is highly recommended. Epc rating D.

LOUTH

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 Georgian style fireplace housing electric fire, secondary glazing to windows, under the stairs storage cupboard, cornicing to ceiling and ceiling rose, radiator.

15'5" x 15' (4.74m x 4.6m)

Kitchen

With fitted wall and base cupboards, worktops over, stainless steel sink having mini sink and drainer board, tiled splash backs, space for fridge and cooker, central heating control panel, plumbing for washing machine, secondary glazing to window, water softener, hardwood entrance door.

11'3" x 6'9" (3.47m x 2.11m)

First Floor Landing

With radiator, roof light window, thermostat control.

Bedroom 1

With access to roof space, Delft shelving, secondary glazing to windows, radiator, built-in wardrobe and cupboard. Minimum width measurement.

12'7" x 10'9" (3.89m x 3.33m)

Bedroom 2

With secondary glazing to window, radiator, built-in storage cupboard and wardrobe. Minimum depth measurement.

11'4" x 8'4" (3.49m x 2.58m)

Bathroom

With panelled bath, tiled shower cubicle housing electric shower, wash basin, radiator, Velux window, built in airing cupboard housing hot water cylinder, gas fired central heating boiler, shaver point.

11'7" x 7'1" (3.59m x 2.18m)

Single Garage

With electric up and over garage door, power and lighting.
15'2" x 8'5" (4.66m x 2.6m)

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 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.

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. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast download speed 1800 Mbps and upload speed 220 Mbps. Openreach and Virgin Media are the available networks.

Mobile

We understand from the Ofcom website there is 70% coverage from EE, 71% from 02, 65% from Vodafone and 63% from Three.

Council Tax Band

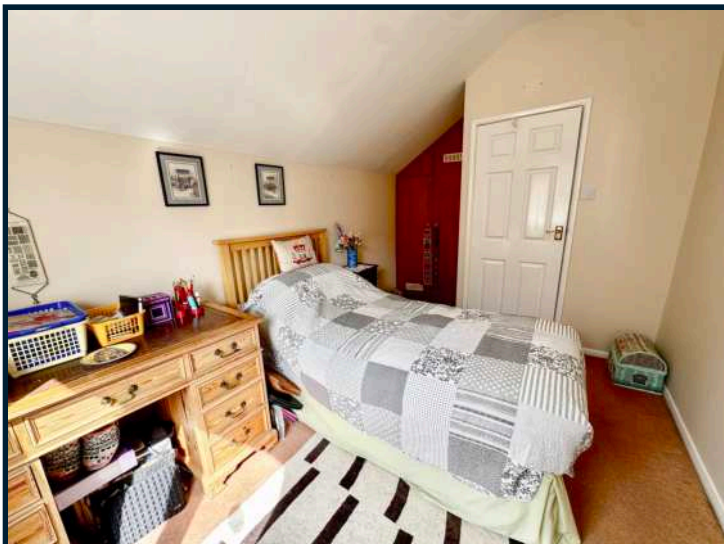
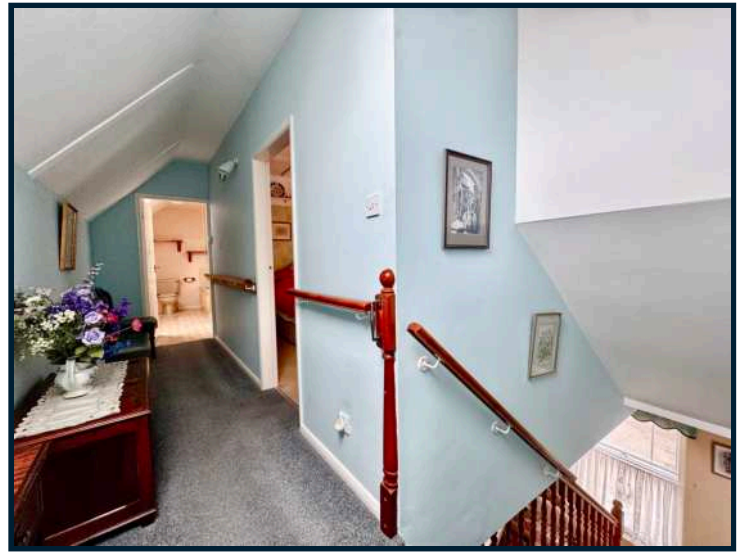
According to the government online portal, the property is currently in Council Tax Band B.

Tenure

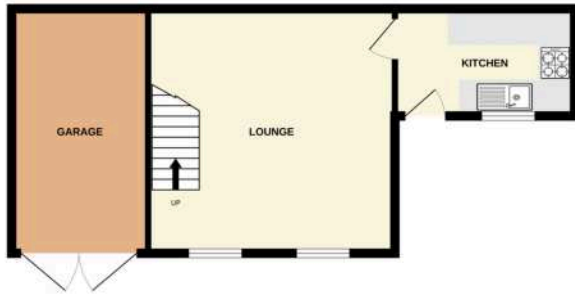
The property is believed to be freehold.

Services

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



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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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.