



🛏 3 bed

🛁 1 bath

£185,950

7b Stewton Lane

LOUTH, LN11 8RZ.

Council Tax B

3 bedroom Semi Detached for sale

An excellent opportunity to acquire this spacious semi-detached family home, perfectly positioned within easy reach of excellent local amenities and benefitting from off street parking and no onward chain. Epc rating C.







An excellent opportunity to acquire this spacious semi-detached family home, perfectly positioned within easy reach of excellent local amenities. Offered with the distinct advantage of no onward chain, this property sits on a generous plot featuring an impressive, good-sized rear garden and convenient off-street parking to the rear. While the house requires some modernization, it presents a fantastic blank canvas for first-time buyers or investors looking to add value and create a personalized home. Epc rating C.





Rooms & dimensions

Open Porch Entrance

With gas and electric meters.

Entrance Hall

With uPVC double glazed front door, radiator, Dado rail, under the stairs cupboard.

Lounge Diner 5.99m x 3.98m (19' 8" x 13' 1")

With feature fireplace housing electric fire, radiator, UPVC double glazed window, uPVC double glazed door opening. Maximum width measurement.

Conservatory 2.42m x 1.75m (7' 11" x 5' 9")

With uPVC double glazed windows and door.

Kitchen 3.74m x 2.61m (12' 3" x 8' 7")

With fitted wall and base cupboards, porcelain sink having mini sink and drainer board, granite effect worktops, tiled splashback, plumbing for washing machine and space for fridge, Viessmann gas fired central heating Combi boiler, space for oven, radiator and uPVC double glazed window and rear access door. Maximum width measurement.

Stairs To First Floor Landing

With access to roof space dado rail and built-in storage cupboard.

Bedroom 1 3.96m x 2.79m (13' x 9' 2")

With fitted wardrobe, cupboards and drawers, radiator and uPVC double glazed window

Bedroom 2 3.08m x 2.98m (10' 1" x 9' 9")

With fitted wardrobes, cupboards and drawers, radiator, uPVC double glazed window. Minimum width measurement.

Bedroom 3 2.88m x 2.07m (9' 5" x 6' 9")

With radiator, uPVC double glazed window.

Bathroom 2.59m x 1.87m (8' 6" x 6' 2")

With large walk in lined shower cubicle, modern vanity wash basin and close coupled toilet with concealed cistern, fitted cupboards and shaver light with mirror, radiator, uPVC double glazed window. Minimum depth measurement.

Outside

At the front of the property, the garden is mostly laid with gravel and includes concrete footpaths with a shared footpath down the side of the house providing access to the rear garden. The spacious rear garden includes a paved patio, shaped lawn, flower and shrub borders and a gate access to a communal parking area which we understand the bottom section belongs to the property.

Services

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

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 B.

Mobile

We understand from the Ofcom website there is 79% coverage from EE, 77% from Vodafone, 74% from O2 and 73% from Three.

Rooms & dimensions

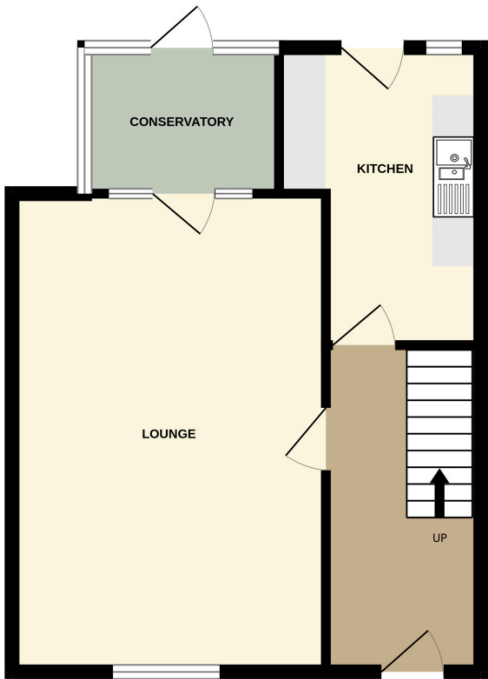
Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 10 Mbps and an upload speed of 0.9 Mbps. Ultra fast broadband is also available with a download speed of 1800Mbps and an upload speed of 220Mbps. Openreach is the available network.

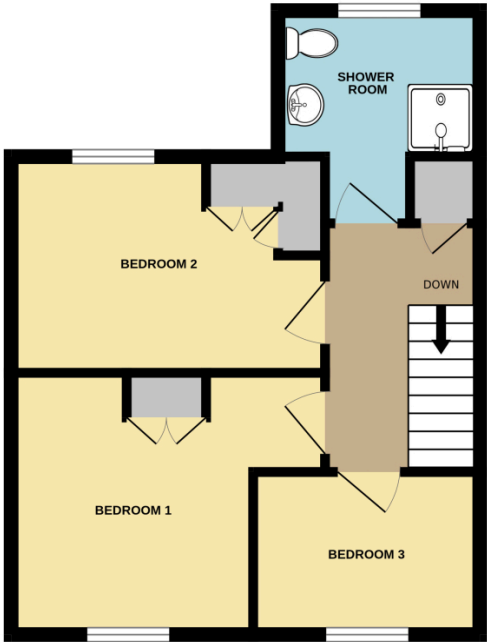
Mandatory Buyer Anti-Money Laundering Check

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
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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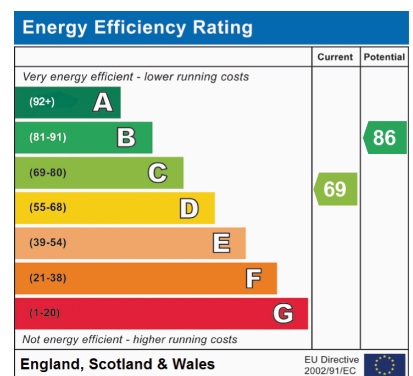
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Address: Stewton Lane, LOUTH, LN11 8RZ