



132 Newmarket Louth LN11 9EN

£400,000

JOHN TAYLORS  
EST. 1859

## Detached Bungalow

Situated at the end of a private cul-de-sac, just off Newmarket, the spacious and well maintained detached bungalow offers a wonderful combination of privacy, comfort and convenience.

The property benefits from a generous layout throughout, complimented by gas central heating and the added luxury of underfloor heating. Externally, there is a good size detached garage and a private secluded rear garden, ideal for relaxing or entertaining.

Perfectly positioned within easy reach of local amenities on Newmarket, including a Co-op convenience store, pharmacy, fish and chip shop and public house with Louth town centre also close by. Offered to the market with no onward chain, this property presents an excellent opportunity for those looking for a chain free purchase. EPC rating D.

### ROOMS

#### Front Entrance

With the property's roof providing an open-sided porch area. A uPVC double glazed front entrance door and side window providing access to:

#### Entrance Hall

With coved ceiling & central heating digital thermostat control panel. Phone point.

#### Lounge

With wall mounted electric fire, uPVC double glazed window to the front elevation, coved ceiling, further uPVC door glazed window to side elevation, doors to hallway and dining room. TV and phone point. Maximum width measurement. 18'3" x 13'7" (5.58m x 4.19m)

#### Dining room

With coved ceiling, uPVC double glazed window, door to kitchen and uPVC double glazed doors opening to: 13'7" x 13' (4.19m x 3.99m)

#### Conservatory

With brick base and having uPVC double glazed windows and doors, polycarbonate pitch roof, power and lighting. TV point.

12' x 10'9" (3.67m x 3.34m)

#### Kitchen

With fitted kitchen in cream, having wall and base cupboards and drawers, stainless steel sink with granite worktops and drainer board, integrated dishwasher, space for range cooker and extractor hood over, tiled splash backs, TV point, uPVC double glazed window and opening to: 13'9" x 10'8" (4.26m x 3.32m)

#### Utility Room

With fitted base cupboard and granite work top over, space for washing machine and dryer, tiled splash backs, space for fridge freezer, built in storage cupboard, extractor fan, uPVC double glazed access door and side window. 9' x 5'7" (2.75m x 1.74m)

#### Inner Hallway

With access to roof space having pull down ladder and housing the gas fired central heating boiler, built-in cupboard fitted with shelving and housing underfloor heating manifolds.



## Bathroom

With white suite comprising of a panelled bath, close coupled toilet, wash basin, splash board lined shower cubicle housing mains fed shower, tiled walls, uPVC double glazed window, extractor fan, heated towel rail/radiator. 8'8" x 7'5" (2.7m x 2.3m)

## Bedroom 1

With built-in wardrobes, uPVC double glazed windows, built-in storage cupboard and digital thermostat control panel. TV and phone points. 13'8" x 13'1" (4.23m x 4m)

## En-Suite Shower Room

With splash board lined shower cubicle having mains fed shower, modern vanity wash basin and storage cupboards, close coupled toilet with concealed cistern, heated towel rail/radiator, tiled walls, uPVC double glazed window and extractor fan. Maximum width measurement. 10'8" x 5'8" (3.31m x 1.77m)

## Bedroom 2

With uPVC double glazed windows, coved ceiling, built-in wardrobe and digital thermostat control panel. Maximum depth measurement. 13'6" x 11'1" (4.15m x 3.4m)

## Bedroom 3

With uPVC double glazed window, built-in wardrobe and digital thermostat control panel. TV point. 10'8" x 8'9" (3.32m x 2.72m)

## Outside

The property is approached via a shared tarmac driveway, providing convenient access. The well maintained gardens are a particular feature, comprising neatly kept lawns alongside sandstone paved paths and patio areas, ideal for outdoor seating and entertaining. Attractive raised flower and shrub beds and colour and interest throughout.

There is an outdoor power socket at the front door. The private rear garden is enclosed by brick wall boundaries, offering a good degree of seclusion, and is further complimented by the convenience of external cold water taps near the back door as well as the garage.

## Detached Double Garage

With electric up and over garage door, power and lighting. 20'4" x 16'1" (6.22m x 4.93m)

## Services

The property is understood to have mains water, electricity, gas and drainage. Heating is via a gas fired boiler with underfloor heating.

## Mobile

We understand from the Ofcom website there is limited coverage from 70% from EE, 71% Coverage 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 1 Mbps. Superfast broadband is also available with a download speed of 65 Mbps and upload speed of 17 Mbps. Ultra fast download 2000Mbps speed of 2000Mbps. Openreach and Nexfibre are the available networks.

## Tenure

The property is understood to be freehold.

## Council Tax Band

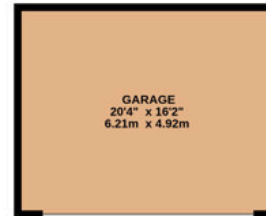
According to the governments online portal, the property is currently in Council Tax Band C.



GROUND FLOOR  
1591 sq.ft. (147.8 sq.m.) approx.



GARAGE  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 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 (lowest running costs)	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient (higher running costs)	G		

England, Scotland & Wales

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