JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



£170,000

Tucked away in a pleasant cul- de-sac, this link detached house offers comfortable living in a sort after and convenient location. Just a short walk from local amenities, it's the perfect balance of peaceful surroundings and every day practicality.

7 Southfield Drive Louth LN11 9ED

Council Tax B

3 bedroom Link-Detached House for sale







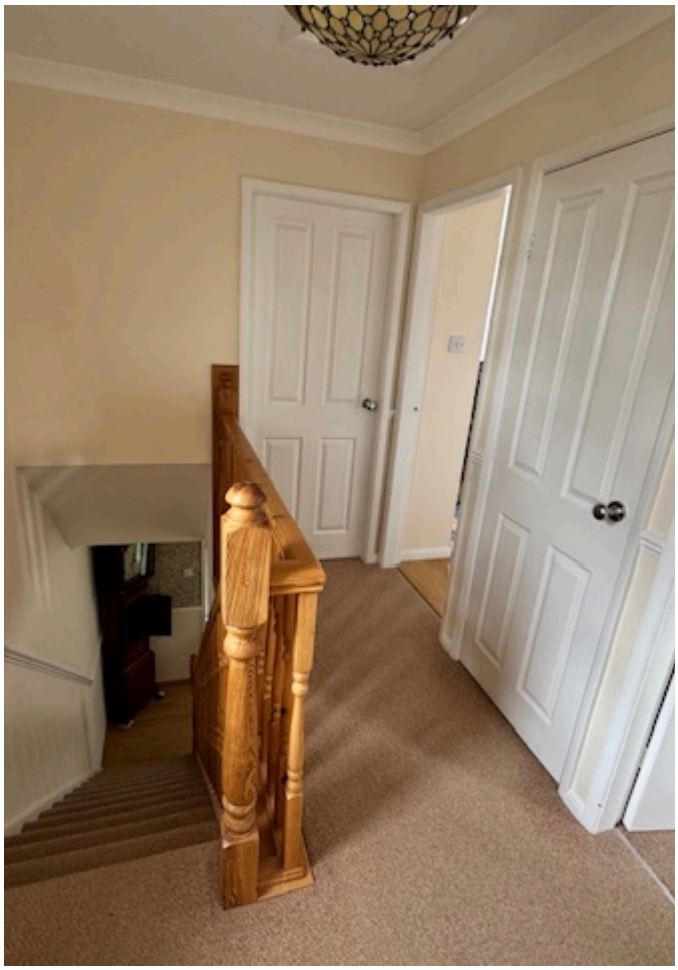




Tucked away in a pleasant cul- de-sac, this link detached house offers comfortable living in a sort after and convenient location. Just a short walk from local amenities, it's the perfect balance of peaceful surroundings and every day practicality. Whether you are a first time buyer, a growing family, or looking to downsize in a convenient yet peaceful spot, this property presents a fantastic opportunity. Epc rating D.

what3words: tips.crypt.showering





Rooms & dimensions

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 13 Mbps and an upload speed of 1 Mbps. Superfast download speed of 80 Mbps and upload speed of 20 Mbps.
Ultrafast broadband is also available with an download speed of 1000 Mbps and an upload speed of 100 Mbps. Openreach and Virgin Media are the available networks.

Mobile

We understand from the Ofcom website there is limited coverage from three and Vodafone, and likely coverage from 02 and EE.

Entrance Porch

With uPVC double glazed hardwood front door and side window, radiator, dado rail, coved ceiling, and built-in cloaks cupboard.

Lounge 3.6 x 5.23 metres

With Georgian style feature fireplace, dado rail, coved ceiling, radiator, uPVC double glazed window. Maximum width & minimum depth measurements.

Kitchen Diner 2.67 x 5.22 metres

With fitted wall and base cupboards, PVC sink having mini sink and mixer tap, integrated gas hob and electric oven with extractor hood over, tiled splash backs, space for washing machine, ldeal Classic gas fired central heating boiler, uPVC double glazed window, coved ceiling, built-in storage cupboard, radiator and uPVC double glazed door opening to conservatory. Minimum depth measurement.

Conservatory 2.42 x 3.2 metres

With uPVC double glazed windows and door, power and lighting, radiator and polycarbonate pitch roof.

Stairs to first floor

With uPVC double glazed window, dado rail, built-in airing cupboard housing hot
water cylinder

Bedroom One 3.39 x 2.78 metres

With uPVC double glazed window, radiator, built-in wardrobe and coved ceiling. Minimum width & depth measurements.

Bedroom Two 2.58 x 2.7 metres

With built-in wardrobe, radiator, coved ceiling and uPVC double glazed window. Minimum depth & width measurements.

Bedroom Three 2.18 x 2.34 metres

With uPVC double glazed window and radiator.

Bathroom 1.68 x 2.36 metres

With 'P' shape panel bath having shower over, wash basin, close couple toilet with concealed system, fitted cupboards and shelf, heated towel rail/radiator, uPVC double glazed window and radiator.

Outside

The front garden is mostly laid to lawn and includes a concrete driveway and footpath. The enclosed rear garden is again mostly laid to lawn and includes a paved patio area and flower and shrub borders as well as a timber shed.

Garage 2.43 x 7 metres

The deep garage has an up & over garage door, power and lighting as well as a pedestrian access door.

Services

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

ACCOMMODATION

Rooms & dimensions

Tenure

The property is understood to be freehold.

Council tax band

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

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
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

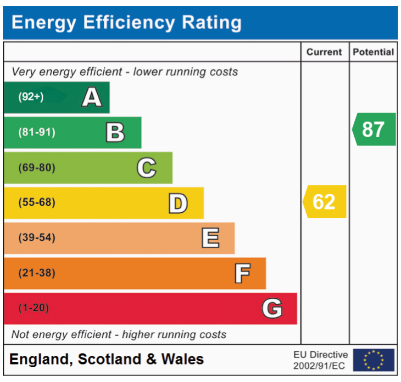
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 sale 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.



Address: Louth, LN11