



4, Troutbeck, Westgate, Louth LN11 9YW

£190,000

JOHN TAYLORS  
EST. 1859

This spacious freehold end terrace house is ideally positioned in a highly sort after location on the west side of town, offering an excellent opportunity for buyers looking to create their perfect home. The property enjoys attractive views across to Westgate Fields and benefits from a charming courtyard garden, providing outdoor space in attractive surroundings. In addition, residents of Troutbeck have access to large communal gardens, enhancing the appeal of the setting. Further advantages include off street parking and a garage, offering convenient and practical storage solutions. While the property would benefit from modernisation, it represents fantastic potential to add value and tailor the interior to individual taste. Offered to the market with no onward chain, this is an ideal purchase for those seeking a straightforward move and a home with great potential in a desirable location. Epc rating C.

### Location

The market town of Louth is a historic and picturesque settlement in Lincolnshire, often referred to as the "Capital of the Wolds" because it sits on the edge of the scenic Lincolnshire Wolds. Louth is known for its traditional English charm, with independent shops, and a strong sense of local identity. At its heart is a vibrant market culture that dates back centuries, with regular markets still held in the town centre, reflecting its long-standing role as a trading hub for the surrounding rural area. One of the most striking landmarks is Saint James' Church, famous for its towering mediaeval spire-reputedly the tallest parish church spire in England. The town's architecture blends Georgian and Victorian buildings with older mediaeval elements, giving it a rich historical character. Louth is also well regarded for food, sometimes called a food town due to its abundance of local butchers, bakeries and speciality shops.



### Lounge Diner

With uPVC double glazed front door, radiators, under stair storage area, uPVC double glazed window and patio doors providing access to courtyard area.

19'6" x 11'7" (6m x 3.58m)

### Kitchen

With fitted wall and base cupboards, worktops, stainless steel sink and drainer, integrated gas hob and electric oven, tiled splash backs, plumbing for washing machine, radiator, uPVC double glazed window.

11'7" x 9'7" (3.57m x 2.97m)

### Stairs To First Floor Landing

With access to roof space, built-in cupboard housing Viessmann gas fired combination central heating boiler.

### Bedroom 1

With fitted wardrobe, radiator, uPVC double glazed window to front elevation and further uPVC double glazed window to side elevation which enjoys an attractive view across the communal gardens and Westgate Fields beyond.

12' x 11'7" (3.68m x 3.59m)



## Bedroom 2

With radiator, uPVC double glazed window and built-in cupboard. Minimum width measurement.

11'6" x 6'8" (3.56m x 2.08m)

## Bathroom

With vanity wash basin, close coupled toilet, panelled bath with mains fed shower over, radiator, shaver point and uPVC double glazed window.

7'5" x 4'6" (2.31m x 1.43m)

## Outside

To the side of the property is a courtyard garden which is mostly paved and runs down to the River Lud. Beyond the courtyard are the communal gardens and communal car park which includes a single garage forming part of a block of six garages.

## Single Garage

With up and over garage door.

17'5" x 8'5" (5.35m x 2.62m)

## Mobile

We understand from the Ofcom website there is 70% mobile coverage from EE, 71% from O2 and 63% with three and 65% with Vodafone.

## 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. Ultrafast broadband is also available with download speed 1000 Mbps and upload speed of 1000 Mbps. Openreach and Quickline are the available networks.

## Services

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



## Tenure

The property is understood to be freehold. We understand that each resident of Troutbeck contributes a maintenance payment for maintaining the communal land shared by the residents. Please contact the office for details of current costs .

## Council Tax Band

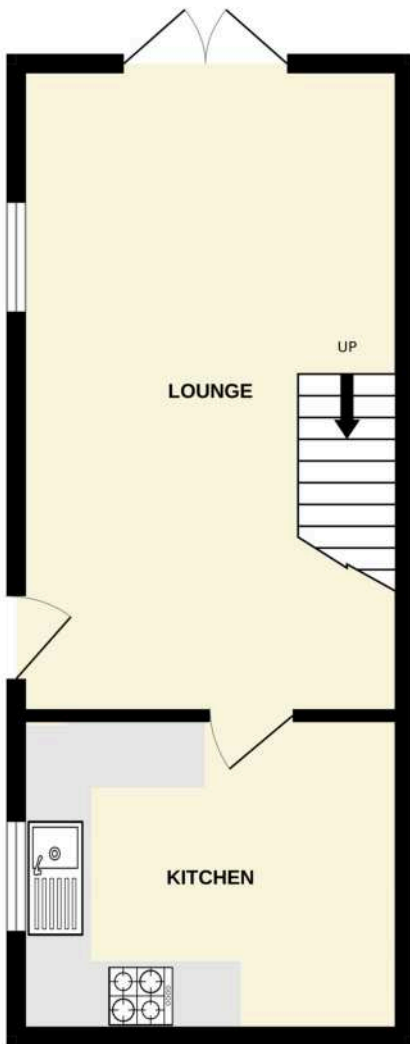
According to the government online portal, the property is currently in Council Tax Band B.

## Mandatory Buyer Anti-Money Laundering Check

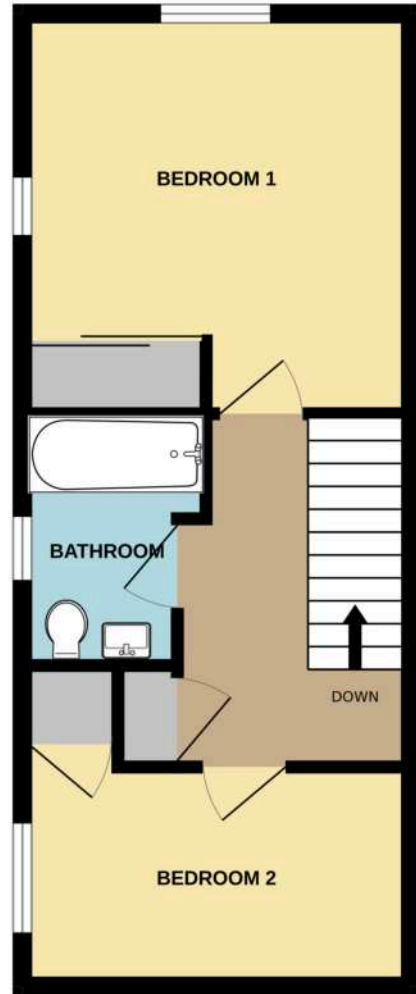
Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal 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  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 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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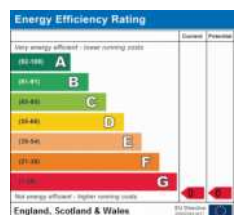
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.