



18 Newmarket Louth LN11 9EQ

£92,000

JOHN TAYLORS
EST. 1859

This two bedroom mid terraced property offers an excellent opportunity for first time buyers, investors or those seeking a refurbishment project. The accommodation comprises two well proportion double bedrooms and benefits from gas central heating throughout. Conveniently located within easy reach of the town centre and its range of amenities, shops, and transport links, the property is ideally situated for everyday convenience. Requiring some modernisation and improvement, the home offers plenty of scope to add value and create a property tailored to the individual taste and requirements. Offered to the market with no onward chain, an early viewing is recommended to appreciate the potential on offer. EPC rating D.

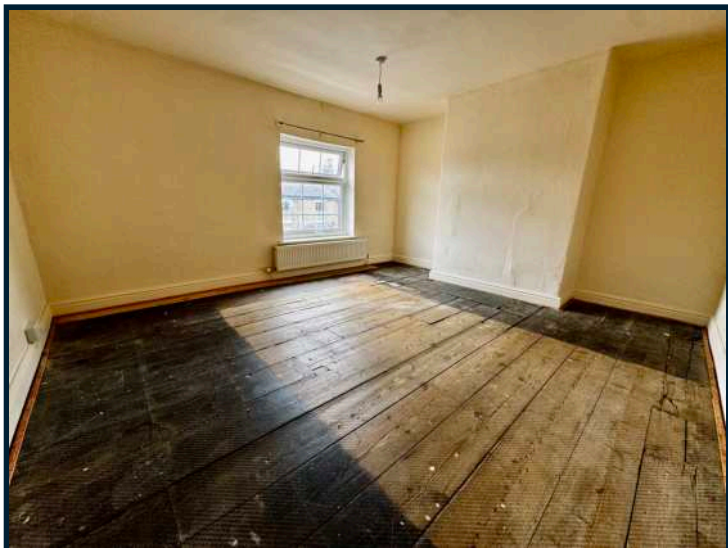
Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated 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 tiled fireplace, having timber surround and housing a gas fire. Built-in storage cupboards, radiator, uPVC double glazed window, glazed front door, telephone point and dado rail. Minimum width measurement.

12'1" x 11'8" (3.71m x 3.61m)



Kitchen

With fitted wall and base cupboards, granite effect worktops, stainless steel sink and drainer board, tiled splash backs, space for electric cooker and washing machine, uPVC double glazed window, radiator and under stairs cupboard.

10'4" x 8'4" (3.2m x 2.59m)

Rear Entrance Lobby

With part glazed rear entrance door, radiator, and digital central heating control panel.

Bathroom

With panelled bath, splash tiling and an electric shower over, wash basin, close coupled toilet, radiator, uPVC double glazed window, cupboard housing Ideal Logic gas fired combination central heating boiler. 8'6" x 5'4" (2.65m x 1.67m)

Stairs To First Floor Landing

With thermostat.

Bedroom 1

With radiator, uPVC double glazed window. Maximum width measurement. 13'5" x 12' (4.13m x 3.68m)

Bedroom 2

With radiator, uPVC double glazed window, access to roof space and fitted shelving. 10'6" x 8'5" (3.24m x 2.62m)

Outside

To the rear of the property is a small concrete yard with pedestrian access across neighbouring properties providing access back to Newmarket.

Services

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Ultrafast speed of download 1800 Mbps and upload speed 220 Mbps. Virgin Media and Openreach are the available networks.

Mobile Coverage

We understand from the Ofcom website there is 74% coverage from EE, 71% from O2, 68% from Vodafone and 67% from Three.

Tenure

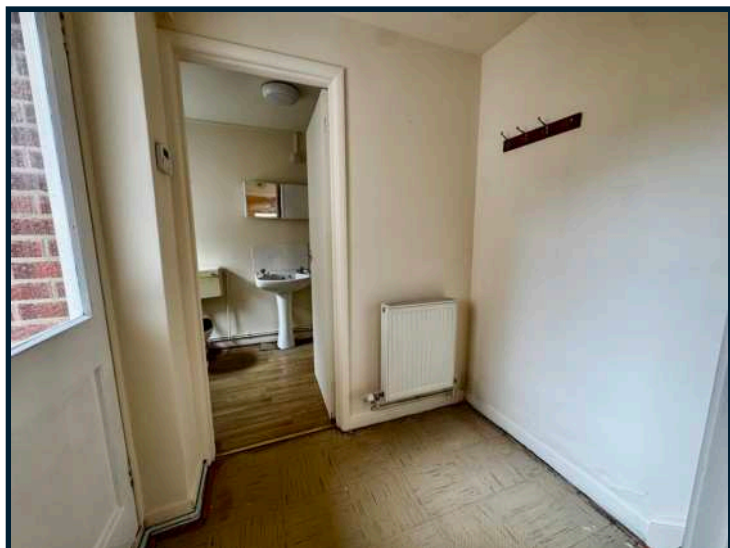
The property is understood to be freehold.

Council Tax Band

According to the government online portal, the properties is currently in Council Tax Band A.

Mandatory Buyer Anti-Money Laundering Check

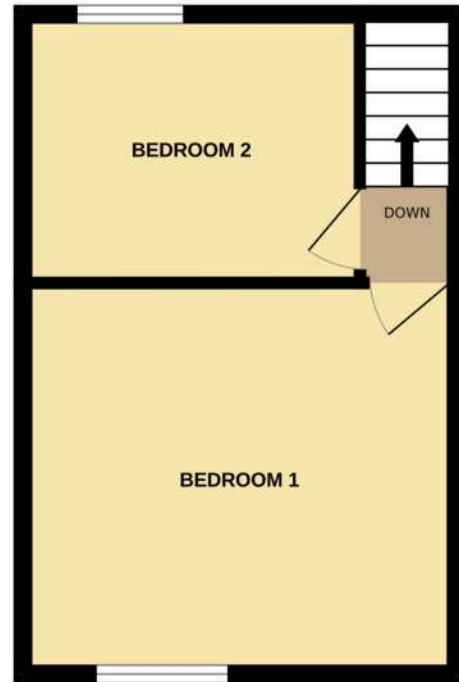
Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal 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
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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.