49 Upgate Louth LN11 9HD

£320,000

JOHN TAYLORS
EST. 1859

This elegant and generously proportioned period townhouse offers an abundance of character throughout, featuring a charming bay window, high ceilings and a wealth of features. Located within Louth's sort after Conservation Area, the home is just a short walk from the town centre and it's excellent amenities. The property boasts a delightful walled garden- an idyllic, private space complete with a lovely summer house which provides the perfect spot to relax or entertain. Modern comforts compliment the homes heritage appeal, including the added benefits of solar panels and air source heat pump central heating, ensuring improved energy efficiency and lower running costs.EPC rating D.

Rooms

Entrance Hall

With six panel front door and fan light over, decorative archway, radiator, under stairs storage cupboard, and staircase to first floor landing.

Lounge

With fireplace having woodgrain slate surround and housing a solid fuel burner, glass alcove shelving, original cornicing to ceiling, box bay window having double glazed sash windows, telephone point, deep skirting boards and door architraves. Maximum measurements into bay & chimney recess.

16'1" x 13'4" (4.93m x 4.11m)

Dining room

With patio doors, picture rail, alcove glass shelving, radiator. Maximum depth measurement.
14'6" x 11'5" (4.47m x 3.52m)

Breakfast Kitchen

With built-in alcove shelving and cupboards, picture rail, uPVC double glazed window, radiator. Measurement into chimney recess.
10'9" x 9'8" (3.33m x 3m)

Kitchen

With fitted shaker style kitchen comprising wall and base cupboards, granite effect worktops, porcelain sink and drainer board, tiled floor, space for range cooker & stainless steel extractor hood over, integrated dishwasher, uPVC double glazed door and window, central heating control panel housing the air source heat pump controls, radiator.
14'8" x 10'1" (4.53m x 3.08m)

Rear Hallway

With double glazed sash windows and tiled floor.

WC

With wash basin, close couple toilet, tiled floor, recessed shelving and chrome heated towel/radiator, extractor fan.
6'2" x 3'7" (1.9m x 1.15m)

Utility Room

With Belfast style sink, granite effect worktops, space for washing machine, tiled floor, storage shelving and wall cupboards.
7'5" x 6'1" (2.3m x 1.88m)

Sun Lounge

With views of rear garden and having double glazed windows and external doors, radiator.
11'2" x 9'6" (3.43m x 2.93m)

Stairs To First Floor Landing

With original balustrade, access to roof space.

Bedroom 1

With double glazed sash style window, radiator and curved wall feature. Minimum width measurement.
13'1" x 12'6" (4m x 3.85m)

Bedroom 2

With built-in wardrobes, radiator, double glazed sash window. Minimum width measurement extending to 15'1" (4.63m)
11'3" x 9'8" (3.46m x 2.99m)

En-Suite Shower Room

With tiled shower cubicle housing electric shower, couple toilet, wash basin, heated towel rail, tiled walls and floor. 5'4" x 5' (1.67m x 1.54m)

Bedroom 3

With double glazed sash style window, telephone point, radiator and pine panel door with fanlight over.
9'7" x 8'3" (2.97m x 2.56m)

Bathroom

With panel bath and shower attachment, wash basin, close couple toilet, tiled walls, tiled shower cubicle housing mains fed shower, elongated radiator, double glazed side sliding sash window, Edwardian style radiator & towel rail, and doorway opening to bedroom 4. Maximum width measurement.
10'9" x 9'8" (3.33m x 3m)

Bedroom 4

With wardrobe, radiator and double glazed side sliding sash window. 15'2" x 10' (4.64m x 3.07m)

Front Garden

The property is approached via stone steps leading up to the recessed front door having a classical style architrave. The garden is enclosed with low level brick walls and stocked with flowers & shrubs. A side passageway provides access to the rear garden.

Rear Garden

Immediately behind the property is a concrete yard which has a lean to open fronted wood store, Ecodan air source heat pump, cold water tap and raised flower beds. The delightful rear garden beyond includes a shaped lawn, flower and shrub beds, pergola and timber shed, all enclosed with brick walling.

Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band C.

Services

The property is understood to have mains water, electricity, gas and drainage. Heating is provided by air source heat pump. The property also has solar panels which we are informed are owned by the seller and payments are made to the homeowner for any excess electricity.

Tenure

We understand that the property is freehold.

Mobile

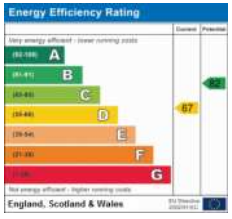
We understand from the Ofcom website there is 59% performance from three, 64% with Vodafone, 69% with 02 and 69% with EE.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a download speed of 18 Mbps and upload 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 1800 Mbps and an upload speed of 220 Mbps. Openreach and Virgin Media are the available networks.

NB

We are aware that planning permission has been granted for a small residential development in the adjoining land behind the rear garden. Please contact the office for further details.



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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.