



9 Florence Wright Avenue Louth LN11 8EJ

£235,000

JOHN TAYLORS
EST. 1859

A well presented semi-detached house offering spacious and versatile accommodation, ideal for families or first time buyers. The property benefits from a modern central heating boiler and features two generous reception rooms providing ample space for both relaxing and entertaining. The kitchen is well pointed and complimented by a separate utility area, adding practicality to everyday living. Upstairs, there are three well proportioned bedrooms along with a bathroom, all presented in good condition throughout. Externally, the house boasts a good sized garage, offering excellent storage. Offered with no onward chain. EPC rating D.

Rooms

Entrance Hall

With uPVC double glazed front door and side window, radiator, laminate flooring, telephone point, electric meter cupboard.

Lounge

With uPVC double glazed window, radiator, coved ceiling, Maximum depth measurement. 14'5" x 9'8" (4.42m x 3m)

Inner Lobby/Cloakroom

With fitted shelving, cupboard & bench unit, under stairs cupboard, tiled flooring and opening to:

Dining Room Area

With freestanding solid fuel ABX stove and circular glass hearth, laminate flooring, uPVC double glazed window, radiator, TV aerial point, coved ceiling. 10'5" x 9'8" (3.22m x 3m)

Kitchen

Fitted kitchen with white gloss fronted cupboards and doors, granite effect worktops, ceramic sink with mini sink and drainer board, granite effect splash backs, space for range cooker with stainless steel extractor hood over, Worcester Bosch gas fired central heating combi boiler, integrated fridge freezer, integrated dishwasher, uPVC double glazed window and side access door, tiled floor and opening to:

10'9" x 7'8" (3.34m x 2.4m)

Utility Room

With fitted cupboard, granite effect worktop and cupboard below, plumbing for washing machine and space for a dryer, tiled floor, uPVC double glazed window and patio doors providing access to the rear garden.

8'1" x 5'8" (2.47m x 1.77m)



Stairs To First Floor Landing

With wall light and access to roof space.

Bedroom 1

With uPVC double glazed window, radiator and recessed spotlights. Minimum width measurement. 11'7" x 9'4" (3.57m x 2.87m)

Bedroom 2

With uPVC double glazed window, radiator and recessed spotlights. Minimum width measurement. 10'4" x 9'6" (3.2m x 2.93m)

Bedroom 3

With uPVC double glazed window, radiator and recessed spotlights. Minimum width measurements 7'9" x 6'3" (2.42m x 1.93m)

Bathroom

With white suite comprising a panelled bath with mains fed 'T' bar shower over, modern vanity wash basin, close coupled toilet, chrome heated towel rail/radiator, tiled wall and floor, extractor fan and uPVC double glazed window. 6' x 5'5" (1.83m x 1.68m)

Outside

The front garden is mostly laid with slate chippings and includes a paved footpath, all enclosed with a low level brick wall and stainless steel tubular railings. A shared block paved driveway runs down the side of the property to a metal gate, and a semi-detached brick garage

beyond. The rear garden comprises of a paved patio area and a lawn enclosed with brick wall and timber fencing.

Garage

This spacious garage comprises of an up and over garage door, PVC double glazed window, power and lighting. 22'7" x 12'7" (6.94m x 3.89m)

Services

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

Tenure

The property is understood to be freehold.

Mobile

We understand from the Ofcom website there is limited coverage from 70% from EE, 71% Coverage from 02, 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 80 Mbps and upload speed of 20 Mbps. Ultra fast download 1800Mbps speed of 220Mbps. Openreach and Virgin Media are the available networks.

Council Tax Band

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



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA - 972 sq.ft. (90.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 is given as to their operability or efficiency can be given.
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