



14 Kestrel Drive Louth LN11 0GE

£290,000

JOHN TAYLORS  
EST. 1859

**This spacious detached home offers excellent potential and generous accommodation throughout. The property features large reception rooms, ideal for family living and entertaining, along with well proportion bedrooms providing ample comfort and flexibility. To the rear, an enclosed private garden offers a safe and peaceful outdoor space. The house benefits from uPVC double glazed windows and presents an exciting opportunity for buyers looking to add value, with scope for some modernisation to create a home finish to their own taste. Offered to the market with no onward chain. EPC rating C.**

#### **Recessed Porch**

With coach style wall light.

#### **Entrance Hall**

With uPVC double glazed front door and matching side windows, coved ceiling, thermostat, radiator and under stairs storage area.

#### **Lounge**

With Georgian style fireplace housing electric fire, radiator, uPVC double glazed bay window, coved ceiling, and double doors opening to dining room.

16'1" x 10'8" (4.93m x 3.32m)

#### **Dining room**

With radiator, coved ceiling, double doors opening to lounge, and uPVC double glazed door and side windows providing access to conservatory

10'9" x 10' (3.33m x 3.07m)

#### **Kitchen**

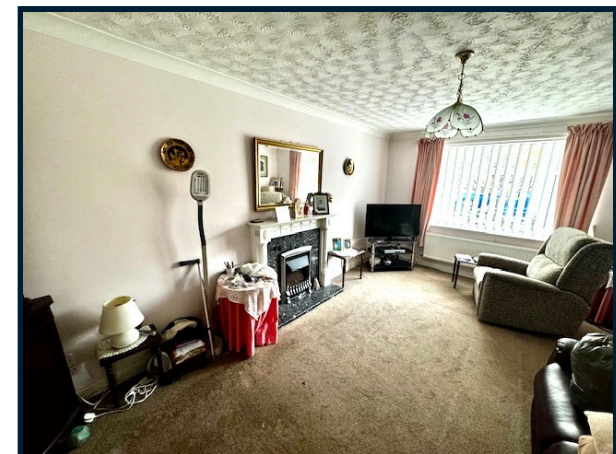
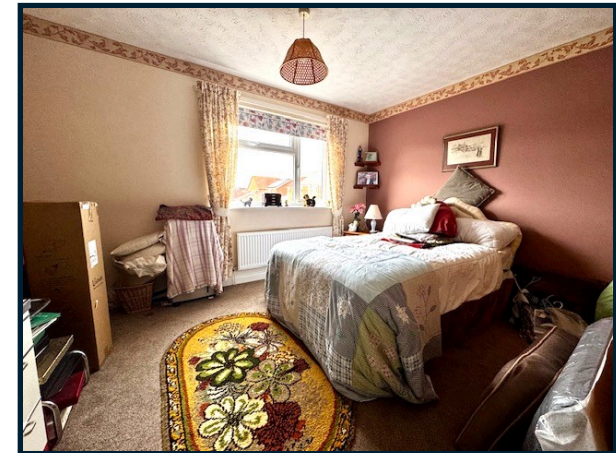
With fitted wall and base cupboards and granite effect worktops, stainless steel sink and drainer board, larder cupboard, integrated electric oven, gas hob with extractor hood over, space for fridge, tiled splashback, radiator and uPVC double glazed window.

10'4" x 10'1" (3.19m x 3.08m)

#### **Utility Room**

With uPVC double glazed side entrance door, granite effect worktop with space for a washing machine and dryer, tiled splashback, uPVC double glazed window, central heating control panel, extractor fan, radiator.

6'1" x 4'8" (1.87m x 1.47m)



## WC

With close couple toilet, wash basin, radiator and uPVC double glazed window. 4'8" x 3'5" (1.49m x 1.08m)

## Conservatory

With uPVC double glazed windows and door, brick base & polycarbonate pitch roof. 9'3" x 9'2" (2.85m x 2.82m)

## Stairs To First Floor Landing

With access to roof space, radiator and built-in airing cupboard housing hot water cylinder.

## Bedroom 1

With radiator & uPVC double glazed window.

11'7" x 10'8" (3.59m x 3.32m)

## En-Suite Shower Room

With shower cubicle housing mains fed shower, close couple toilet, wash basin, radiator, extractor fan, uPVC double glazed window. Minimum width measurement.

5'1" x 5'1" (1.58m x 1.56m)

## Bedroom 2

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

12'4" x 11'3" (3.8m x 3.47m)

## Bedroom 3

With uPVC double glazed window, radiator.

11'4" x 8'8" (3.5m x 2.7m)

## Bedroom 4

With uPVC double glazed window, radiator. Maximum width measurement. 9'6" x 9'3" (2.94m x 2.86m)

## Bathroom

With panel bath and electric shower over, wash basin, close couple toilet, part tiled walls, uPVC double glazed window, radiator, extractor fan, shaver point.

7'8" x 5'5" (2.4m x 1.7m)

## Front Garden

With block paved driveway, gravel bed and ornamental tree.

## Rear Garden

With shaped lawn, blocked paved foot paths, timber shed, all enclosed with timber fencing.

## Garage

With electric roller shutter door, power and lighting, Vaillant gas fired central heating boiler.

16'4" x 8'5" (5m x 2.62m)

## Services

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

## Mobile

We understand from the Ofcom website there is 74% coverage from O2, 74% with EE, 62% with 3 and 72% coverage with Vodafone.

## Broadband

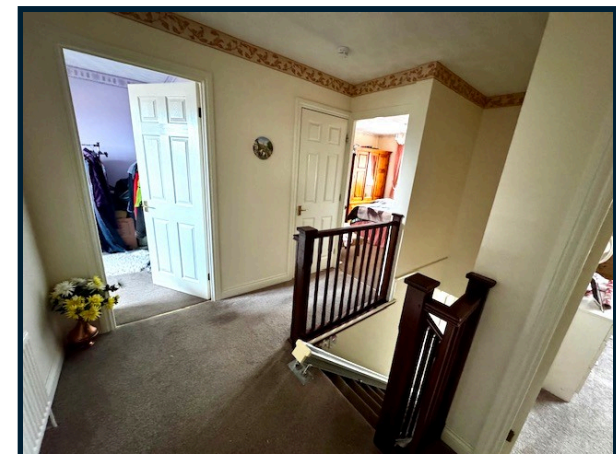
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 12 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast broadband is available at a download speed of 1800 and upload of 220 as per Ofcom website. Openreach and Virgin Media are the available networks.

## Tenure

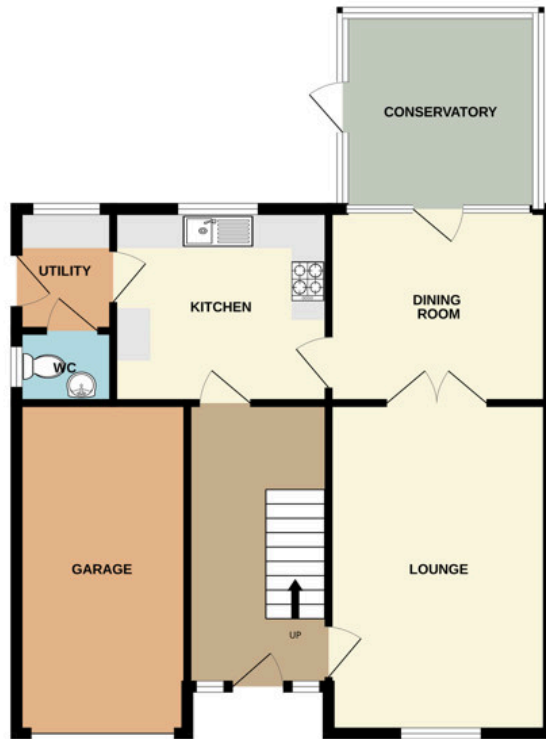
The property is understood to be freehold.

## Council Tax Band

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



GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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.

Energy Efficiency Rating		Source	Provision
101-150 kWh/m <sup>2</sup> (A+++)	A		
81-100 kWh/m <sup>2</sup> (A++)	B		
61-80 kWh/m <sup>2</sup> (A+)	C		
41-60 kWh/m <sup>2</sup> (A)	D		
21-40 kWh/m <sup>2</sup> (B)	E		
1-20 kWh/m <sup>2</sup> (C)	F		
0-20 kWh/m <sup>2</sup> (D)	G		

Not energy efficient! Higher energy costs  
England, Scotland & Wales

