



37 Southlands Avenue Louth LN11 8EW

£210,000

JOHN TAYLORS
EST. 1859

A well maintained semi detached family home offered for sale with no onward chain. Having remained in the same ownership since it was built in the 1950s, the property has been lovingly cared for over the years and benefits from uPVC double glazing. While presented in good order, the property would benefit from a programme of modernisation, offering an excellent opportunity for purchases to update and personalise the accommodation to their own taste and requirements. EPC rating TBC.

Location

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

Entrance Hall:

With uPVC double glazed front door with matching side panels, radiator and stairs leading to first floor landing , under stairs cupboard.

Lounge:

With electric fireplace, radiator, uPVC double glazed bay window. Maximum measurements. 14'6" x 11'4" (4.46m x 3.48m)

Dining room:

With fireplace having marble inset and timber surround and housing a gas fire with a gas central heating boiler behind. Under stairs cupboard, radiator, uPVC double glazed window. Maximum width measurement. 17'1" x 11'2" (5.23m x 3.42m)

Kitchen:

With fitted wall and base cupboards, granite effect worktops, tiled splash backs, space for washing machine (washing machine included in sale), stainless steel sink and drainer board, integrated electric oven and gas hob, radiator, uPVC double glazed window and rear entrance door, access to roof space. 12'7" x 7'8" (3.9m x 2.4m)

Stairs:

With a uPVC double glazed window, radiator.



Bedroom 1:

With uPVC double glazed window, built-in wardrobes and cupboards, built-in airing cupboard housing hot water cylinder. 11'2" x 9'4" (3.44m x 2.87m)

Bedroom 2:

With uPVC double glazed window, radiators, built-in wardrobe and cupboard over. Maximum width measurements. 10'9" x 9'8" (3.35m x 3m)

Bedroom 3:

With uPVC double glazed window, radiator. 7'1" x 6'5" (2.19m x 2m)

Bathroom:

With panel bath, electric shower over, wash basin, close coupled toilet, tiled walls, radiator, uPVC double glazed window and access to roof space. 5'9" x 5'5" (1.8m x 1.7m)

Outside:

The front garden comprises of a small lawn with flower and shrub borders as well as a concrete driveway leading down the side of the house. The rear garden comprises of a concrete patio area with cold water tap, raised flower bed, lawns, and inset shrubs, glass greenhouse, and two large timber sheds.

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.

Council Tax Band:

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

Broadband:

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Ultra fast broadband is also available with a download speed of 1800Mbps and an upload speed of 220Mbps. Openreach and Virgin Media are the available networks.

Mobile:

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

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.





FLOORPLAN

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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.



