





57 Linden Walk Louth LN11 9HT

£180,000

JOHN TAYLORS
EST. 1859

Situated at the end of Linden Walk, in a desirable residential location, this spacious terrace house offers a modern and bright interior throughout. Currently operating successfully as a holiday cottage, the property presents an excellent opportunity for both owner occupiers and investors alike. Ideally located within easy walking distance of local amenities, situated on the nearby street of Newmarket, which include convenience stores, a doctors surgery, pharmacy, public house, and a traditional fish and chip shop. Combining comfort, location and investment potential, this property is not to be missed. EPC rating C. No onward chain.

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

Front Entrance Lobby
With uPVC double glazed front door, radiator and staircase to the first floor.

Lounge
With built-in alcove cupboards, dado & picture rails, radiator, telephone point, TV aerial socket, uPVC double glazed window, wood effect Karndean flooring and under stairs storage cupboard. Maximum room measurements. 14'5" x 11'1" (4.43m x 3.39m).





Breakfast Kitchen
With modern fitted kitchen comprising of wall and base cupboards, roll top worktops, stainless steel sink with drainer board and mixer tap, space for dishwasher/ washing machine, integrated electric oven, gas hob and extractor hold over, cupboard housing gas fired combination central heating boiler, extractor fan, uPVC double glazed windows with view over the rear garden, radiator, uPVC double glazed rear access door. 17'6" x 8'2" (5.39m x 2.52m).

Stairs To First Floor Landing
With access to roof space.

Bedroom 1
With original cast-iron bedroom grate & tiled hearth, uPVC double glazed window having open views over Louth cemetery, wood effect Karndean flooring, radiator, TV aerial socket, built-in storage cupboard over stairwell. 14'4" x 9'7" (4.41m x 2.97m)

Bedroom 2
With radiator, Karndean wood effect flooring, uPVC double glazed window with views over neighbouring gardens, original cast-iron bedroom grate with tiled hearth. Maximum width measurement. 11'6" x 8'6" (3.55m x 2.65m)



Bathroom
With white modern suite comprising of a 'P' shaped panel bath having mains fed shower, glass shower screen and splash boarding, wash basin, close couple toilet, uPVC double glazed window, chrome heated towel rail/radiator, extractor fan.
8'6" x 8'4" (2.63m x 2.57m)

Front Garden
Which is mostly laid with gravel and includes flower and shrub borders, concrete footpath, and timber fencing.

Rear Garden
With shaped lawn, paved patio area, timber shed, all enclosed with timber fencing and hedges.

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
As the property is being used as a holiday cottage it is currently assessed for non-domestic business rates rather than Council Tax. The property was previously in Council Tax Band A.

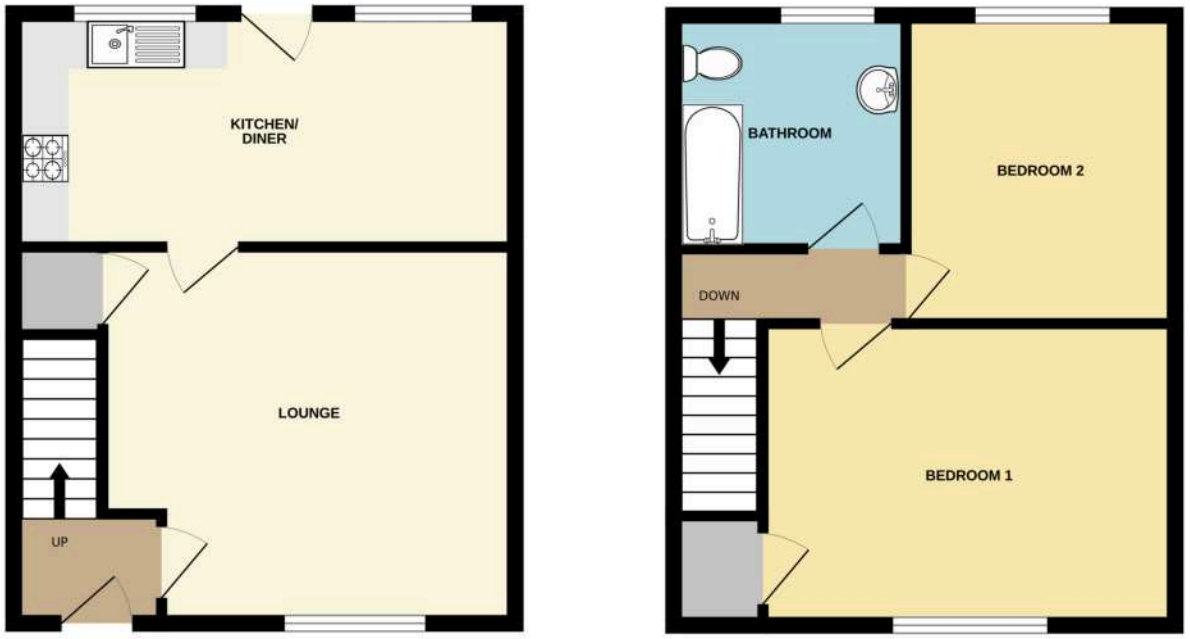
Mobile
We understand from the Ofcom website there is 69% coverage from 02, 69% with EE, 59% with 3 and 64% coverage with Vodafone.

Please Note
The furniture in the property may be available by separate negotiation.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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