



30 St. Michaels Road Louth LN11 9DA

£360,000

JOHN TAYLORS  
EST. 1859

Situated in an elevated position within Louth's desirable conservation area, this impressive Victorian terrace townhouse is within easy reach of the town centre and its excellent amenities. The property retains a wealth of character features typical of the period, including an attractive tiled floor, elegant cornicing and traditional windows, all of which combine beautifully with thoughtfully integrated modern additions. A particular highlight is the bright and versatile sun lounge providing an ideal space to relax. To the rear, the property benefits from a private enclosed garden, offering a peaceful outdoor retreat. This charming home blends period character with modern comfort in a popular location close to the heart of Louth.

### 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 outstanding 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.

### Front Entrance Porch

With six panel front door with fan light over, original geometric tiles floor, part panelled walls, cornicing to ceiling, Edwardian style toggle light switches, part glazed and panelled inner door with etched glass fan light over opening to:

### Entrance Hall

With geometric tiled floor, dado rail, cornicing to ceiling, electric meter cupboard, Edwardian style column radiator, gas meter cupboard, under stairs storage cupboard, toggle light switches and underfloor heating.

### Lounge

With open fireplace having timber surround and cast-iron arch grate, ornate cornicing to ceiling, sash bay window, Edwardian style column radiator, ceiling rose, six panel pine door and toggle light switches. Maximum measurements into bay and chimney recess.14'1" x 12'9" (4.32m x 3.94m)

### Dining room/Sitting room

With brick fireplace housing solid fuel burner, cornicing to ceiling, picture rail, pine six panel door, sash windows to side and rear elevations, Edwardian style column radiator and toggle light switch. Maximum width measurement.12'9" x 11'4" (3.95m x 3.5m)

### Breakfast Kitchen

The breakfast room area comprises of double glazed timber framed side entrance door and side windows, cornicing to ceiling, brick fireplace housing gas flame effect fire, two Edwardian style column radiators, oak flooring, pine panel door, fitted shelf and base cupboards with wood block display tops, archway opening to the kitchen area which has a Belfast style sink and mixer tap and with cupboards below, wood block worktop and drainer board, further fitted wall and base cupboards which also have wood block worktops, integrated electric oven and gas hob, tiled splash backs. Cornicing to ceiling, oak flooring, part glazed pine door opening to: 21'1" x 9'8" (6.46m x 3m)



### Utility Room & Cloakroom Areas

With fitted wall and base cupboards, wood block worktops, Belfast style sink, tiled splash backs, fitted shelving, space for fridge freezer, plumbing for washing machine, integrated dishwasher, terracotta tiled floor, skylight window, Edwardian style column radiator, part glazed rear access door, toggle light switches and further part glazed door opening to Sun lounge. Maximum depth & minimum width areas. 7'4" x 6'1" (2.28m x 1.87m)

### Sun Lounge/Garden Room

With Velux window, double glazed patio doors, double glazed side windows, oak flooring, Edwardian style column radiator and toggle light switch. Minimum depth measurement. 9'5" x 9'3" (2.91m x 2.84m)

### Stairs to First Floor Landing

With ceiling rose, access to roof space, built-in storage cupboard, toggle light switches, Edwardian style column radiator and wall light.

### Bedroom 1

With sash windows, cornicing to ceiling, pine panel door, Edwardian style column radiator. Minimum width measurement. 12'1" x 9'6" (3.71m x 2.95m)

### Bedroom 2

With Victorian style feature fireplace, sash windows to front and rear elevations, cornicing to ceiling, Edwardian style column radiator, deep skirting boards, pine panel door and toggle light switch. Maximum measurements. 12'9" x 11'1" (3.96m x 3.39m)

### Bedroom 3

With arch shaped sash window, cornicing to ceiling, pine panel door, Edward style column radiator, deep skirting boards, and toggle light switch. Maximum width measurement. 12'1" x 7'4" (3.69m x 2.28m)

### Bedroom 4

With two windows to the side elevation, radiator, pine panel door, fitted cupboard housing Viessmann gas fired central heating boiler. 9'8" x 6'5" (3m x 2m)

### Bathroom

With tiled shower cubicle housing mains fed shower, Victorian style roll top bath having telephone mixer shower tap, part panelled walls, Edwardian style column radiator, wash basin, toilet with high level cistern, chrome heated towel rail. 7'5" x 6'8" (2.29m x 2.10m) & 6'2" x 5'9" (1.92m x 1.81m)

### Tenure

The property is understood to be freehold.

### Outside

To the front of the property, there is a small garden having inset shrubs, stone effect cobbles, brick wall with metal Victorian style railings, metal gate and steps leading down to St Michael's Road. To the side there is a stone effect cobbled footpath, inset shrubs and metal gate. A further timber gate provides access to the rear garden which includes a small ornamental fish pond, stone effect cobbled patio area and footpath, cold water tap, artificial lawn, flower and shrub borders, garden arbour seat, sandstone paved patio area, all enclosed with timber fencing and brick walls.

### Services

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

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 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 and a ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps. Openreach and Nextfibre are the available networks.

### Mobile

We understand from the Ofcom website there is limited coverage from 74% from EE, 74% Coverage from O2, 72% from Vodafone and 62% from Three.

### Council Tax Band

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





FLOORPLAN

## John Taylors

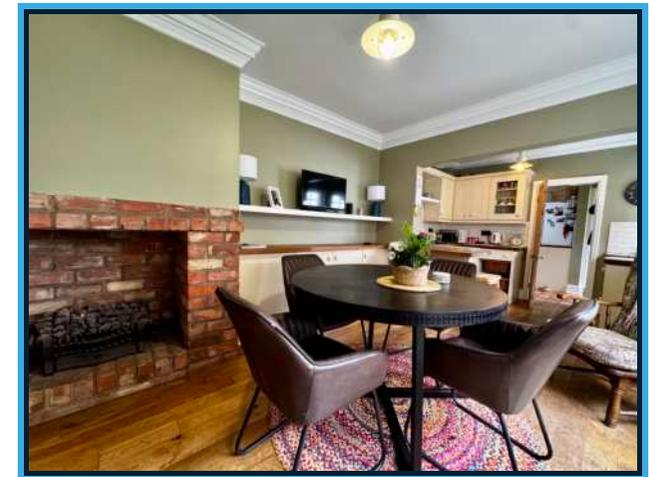
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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		Current	Potential
Energy efficiency (lower scoring is better)			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not energy efficient - higher scoring costs			
England, Scotland & Wales			