

108 Upgate Louth LN11 9HG

£130,000

JOHN TAYLORS  
EST. 1859

**Conveniently situated close to the town centre and within Louth's Conservation Area, this detached house offers a fantastic opportunity for buyers seeking a property with character and potential. The accommodation includes two generously sized reception rooms and well proportioned bedrooms, providing ample living space for a variety of needs. Externally, the property benefits from a low maintenance rear yard, ideal for those looking for easy upkeep. With scope for improvement throughout, this home presents an excellent chance to personalise and add value. Offered with no onward chain. EPC rating F.**

#### **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 part glazed hardwood front door and fanlight over, staircase to first floor.



##### **Lounge**

With gas fire, built in alcove cupboard and shelving, sash window and laminate flooring. Maximum width measurement. 11'3" x 10'5" (3.46m x 3.21m)

##### **Dining room**

With sash window, gas fire, laminate flooring and gas meter cupboard. Maximum width measurement. Depth measurement extending to 12'8" (3.91m). 14'6" x 9'4" (4.46m x 2.88m)

##### **Rear Entrance Lobby**

With plumbing for washing machine, wall cupboard, and part glazed rear access door.

##### **Kitchen**

With fitted wall and base cupboards, worktop, stainless steel sink and drainer, extractor fan, and two windows to side elevation. 10'2" x 5'6" (3.13m x 1.72m)

##### **Stairs To First Floor Landing**

With laminate flooring.

##### **Bedroom 1**

With two sash windows to front elevation, laminate flooring. 14'5" x 10'5" (4.43m x 3.22m)

##### **Bedroom 2**

With sash window, access to roof space and laminate flooring. Minimum depth measurement. 10'6" x 9'3" (3.26m x 2.85m)

##### **Bathroom**

With tiled shower cubicle, close coupled toilet, wash basin, sash window and gas fired hot water boiler. 9'4" x 5'9" (2.87m x 1.81m)

##### **Outside**

To the rear of the property is a small concrete yard with a brick wall enclosure.

##### **Services**

The property is understood to have mains water, electricity, gas and drainage.

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

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

### **Mobile**

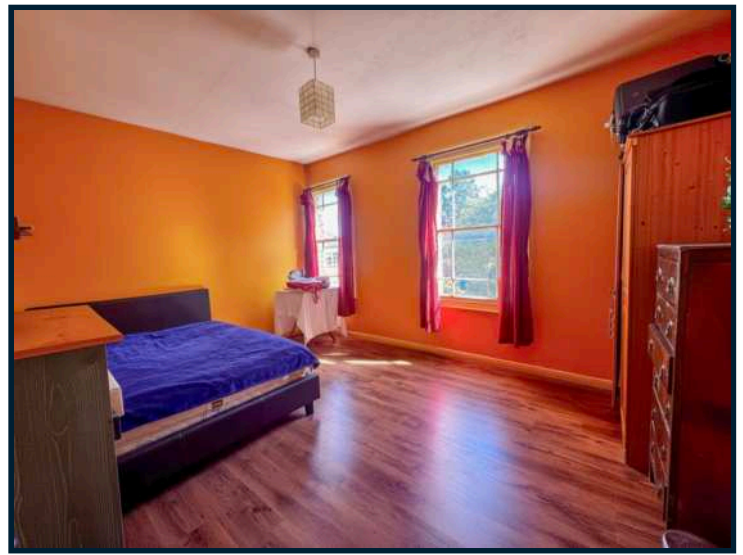
We understand from the Ofcom website there is 70% coverage from EE, 71% from O2, 65% from Vodafone and 63% from Three.

### **Broadband**

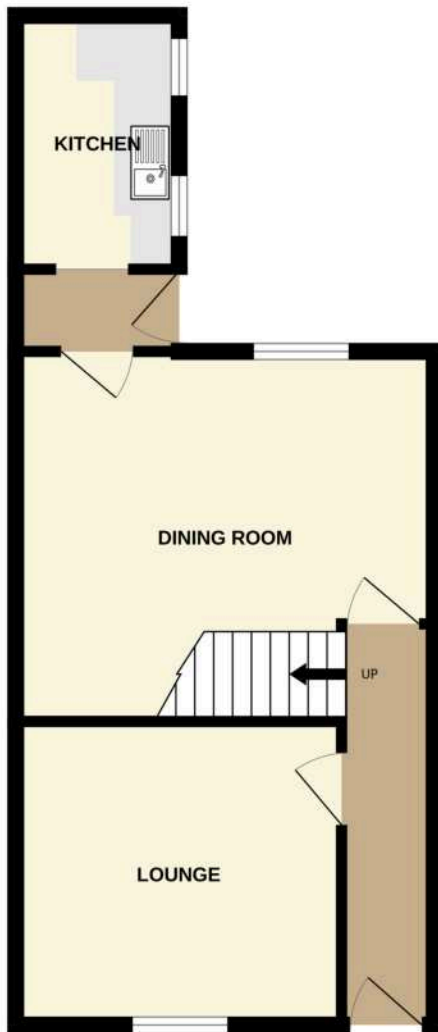
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 79 Mbps and upload speed of 20Mbps. Ultra fast broadband is also available with a download speed of 1800Mbps and an upload speed of 220Mbps. Openreach and Virgin Media are the available networks.

### **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.



GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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**John Taylors**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	37	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.