



£185,000

TENURE : FREEHOLD

LOUTH, LN11

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

John Taylors

The Mart 127 Eastgate, Louth Lincolnshire, LN11 9QE

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Website: www.johntaylors.com

JOHN TAYLORS
EST. 1859

This beautifully presented, spacious Victorian terrace house perfectly blends classic period charm with modern convenience. Built from attractive, mellow brick, this characterful home is nestled within a highly sort after conservation area, offering a peaceful setting while remaining exceptionally convenient for the town centre and its local amenities. Boosting original features and two generous double bedrooms, this property is an ideal opportunity for first time buyers, professionals or retirees looking for home in a popular residential location.

Entrance Hall

With part glazed four panel front door and fan light over, radiator, tile effect flooring.

Lounge 3.74m x 3.42m (12' 3" x 11' 3")

With tiled open fireplace, sash window having secondary glazing, radiator, opening to dining room area. Maximum depth and width measurements.

Dining Room 3.86m x 3.51m (12' 8" x 11' 6")

With feature fireplace, radiator, sash window and doors opening to hallway and kitchen .

Kitchen 4.36m x 1.84m (14' 3" x 6' 0")

With modern fitted kitchen comprising of base cupboards, wood effect worktops, porcelain sink and mixer tap, integrated dishwasher, electric oven, hob and washing machine, tiled splash backs , radiator, understairs storage area off.

Ground Floor Toilet

With close coupled toilet, hand basin, radiator.

Conservatory/Cloak Room 2.58m x 2.39m (8' 6" x 7' 10")

With uPVC double glazed windows and rear access door, breakfast bar.

Stairs To First Floor Landing

With built-in storage cupboard.

Bedroom 1 5.00m x 3.64m (16' 5" x 11' 11")

With two sash windows, radiators, built-in cupboard, boarded over fireplace. Maximum width and minimum depth measurements.

Bedroom 2 3.84m x 3.77m (12' 7" x 12' 4")

With exposed pine floorboards, radiator, uPVC double glazed window and Baxi gas fired central heating boiler.

Bathroom 2.98m x 1.75m (9' 9" x 5' 9")

With panelled bath, wash basin, close coupled toilet, radiator, uPVC double glazed window and built-in laundry cupboard.

Outside

The front garden is predominantly paved with stone chip beds all enclosed with a low-level brick wall topped with metal railings. The spacious rear garden includes a concrete yard area having a cold water tap, brick store room & pedestrian access for number 41. The garden beyond is mostly laid to lawn and includes a paved patio area, inset shrubs, all enclosed with timber fencing and hedges.

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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 A.

Mobile

We understand from the Ofcom website there is 79% coverage from EE, 77% from Vodafone, 74% from O2 and 73% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1Mbps. 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.

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