



25 Victoria Road Louth LN11 0BU

£199,999

JOHN TAYLORS
EST. 1859

Situated in a convenient and desirable location, this spacious semi detached house offers fantastic potential for buyers looking to create their ideal home. The property is well maintained throughout and provides generous accommodation, while offering excellent scope for a scheme of modernisation to suit individual taste and requirements. The ground floor features well proportioned reception rooms and a fitted kitchen, with ample natural light flowing through the home. Upstairs, the property offers comfortable bedroom accommodation. A particular highlight is the west facing rear garden - perfect for enjoying afternoon and evening sunshine. Externally, the home also benefits from offstreet parking to the rear and is offered with no onward chain. This is an ideal opportunity for family, first time buyers or investors seeking a property in a good and walkable location.

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 Porch

With uPVC double glazed front door and side windows, glazed inner door opening to:

Entrance Hall

With electric storage heater, under stairs cupboard.

Lounge

With stone fireplace housing an electric fire, electric storage heater, uPVC double glazed box bay window. Maximum depth measurement.

15'5" x 11'2" (4.73m x 3.42m)

Dining room

With uPVC double glazed patio door opening to the garden patio, electric storage heater and coved ceiling.

15'2" x 11'2" (4.66m x 3.42m)

Kitchen

With fitted wall and base cupboards, granite effect worktops, integrated electric hob and extractor hood over, integrated dishwasher and electric oven, space for fridge freezer and washing machine, PVC sink having mixer tap and mini sink, tiled splash backs, uPVC double glazed window and rear access door.

15'3" x 7'6" (4.67m x 2.34m)



Stairs To First Floor Landing

With uPVC double glazed window.

Bedroom 1

With uPVC double glazed window. Maximum depth measurement.

12'9" x 11'2" (3.95m x 3.44m)

Bedroom 2

With built-in airing cupboard housing hot water cylinder, electric storage heater, uPVC double glazed window. Maximum depth measurement.

11'2" x 9'1" (3.42m x 2.79m)

Bedroom 3

With uPVC double glazed window, electric storage heater.

8'8" x 7'9" (2.71m x 2.43m)

Shower Room

With large walk in shower housing Triton electric shower, modern vanity wash basin, close coupled toilet, tiled walls and floor, uPVC double glazed window, illuminated bathroom mirror, extractor fan.

7'8" x 4'7" (2.38m x 1.45m)

Outside

The front garden comprises of artificial grass and gravel borders with a concrete footpath and low-level front wall. To the rear of the house, the garden includes a large paved patio, two small lawns, and a detached single sectional garage with access via a shared driveway leading off Victoria Road.

Services

The property is believed to have mains water, electric, and drainage. Space heating is provided by electric storage heaters and hot water via an immersion heater.

Tenure

The property is believed to be freehold.

Mobile

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

Broadband

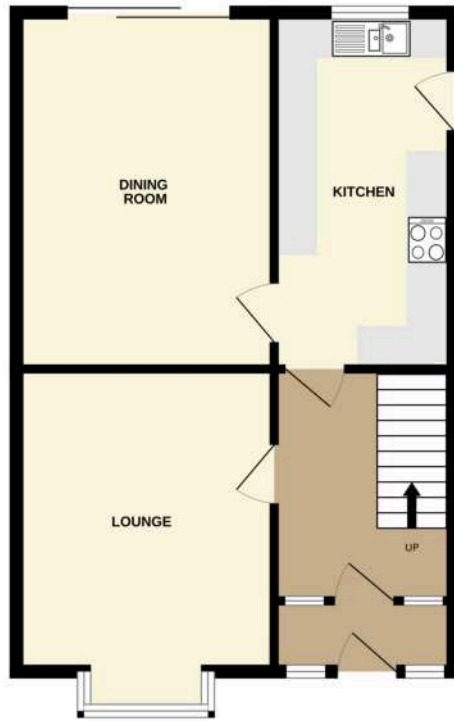
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 12 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast download speed 1000 Mbps and upload speed 100 Mbps. Openreach and quickline are the available networks.

Council Tax Band

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



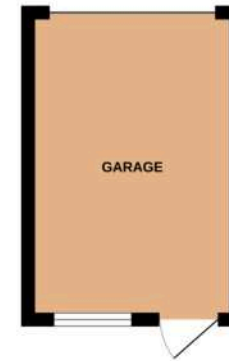
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.0 sq.m.) approx.



GARAGE
116 sq.ft. (10.8 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		0	0
England, Scotland & Wales			
EU Directive 2002/91/EC			