JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



3 bed | 1 bath | 1 recep

£210,000

24 Orchard Close

Louth, LN11 0BS.

Semi Detached Bungalow for sale

Spacious semi-detached Louth bungalow in a quiet cul-de-sac requiring modernisation. Features a private driveway with ample off-street parking and a garage. Conveniently located near the town centre, Aldi, Co-op, and Victoria Road convenience store. EPC rating D.











This spacious semi-detached bungalow offers an excellent modernisation opportunity, perfectly tucked away in a quiet residential cul-de-sac within the charming market town of Louth. While the property requires updating throughout, it boasts generously proportioned living spaces and a fantastic blank canvas for buyers looking to customise their next home. Outside, the property features a private driveway providing ample off-street parking alongside a convenient garage. Its desirable location balances peace and quiet with ultimate convenience, situated just a short distance from Louth town centre and only moments away from excellent local amenities, including Aldi, Co-op, and the Victoria Road convenience stores. EPC rating D.









ACCOMMODATION

Rooms & dimensions

Front Entrance Porch

With uPVC double glazed front door and side window

Entrance Hall

With uPVC double glazed front door and side window, built-in storage cupboard and access to roof space.

Lounge

5.22m x 3.62m (17' 2" x 11' 11")

With fireplace housing living flame gas fire, uPVC double glazed window and gas convector heater.

Kitchen

3.67m x 3.11m (12' x 10' 2")

With fitted wall and base cupboards, granite effect worktops, resin sink & drainer board, space for cooker, tiled splash backs, plumbing for washing machine, uPVC double glazed window and rear access door.

Bedroom 1

3.43m x 2.98m (11' 3" x 9' 9")

With fitted wardrobes and dressing table, uPVC double glazed window and gas convector heater.

Bedroom 2

2.98m x 2.91m (9' 9" x 9' 7")

With built-in cupboard, uPVC double glazed window and gas convector heater.

Bedroom 3

2.98m x 2.45m (9' 9" x 8')

With fitted wardrobes, uPVC double glazed window and gas convector heater.

Shower Room

2.38m x 2.12m (7' 10" x 6' 11")

With shower cubicle housing electric shower, wash basin, close coupled toilet, tiled walls and floor, chrome heated towel rail, gas convector heater, uPVC double glazed window and gas fired boiler providing hot water only.

Outside

The front garden includes raised flowerbeds, concrete footpath and paved driveway leading to the garage.
The rear garden has a paved patio area and a sunken garden beyond which includes flower and shrub beds, timber shed and timber framed glass greenhouse.

Single Detached Garage

4.91m x 2.84m (16' 1" x 9' 4")

With up and over garage door, power and lighting, pedestrian access door.

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 B.

Mobile

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

Rooms & dimensions

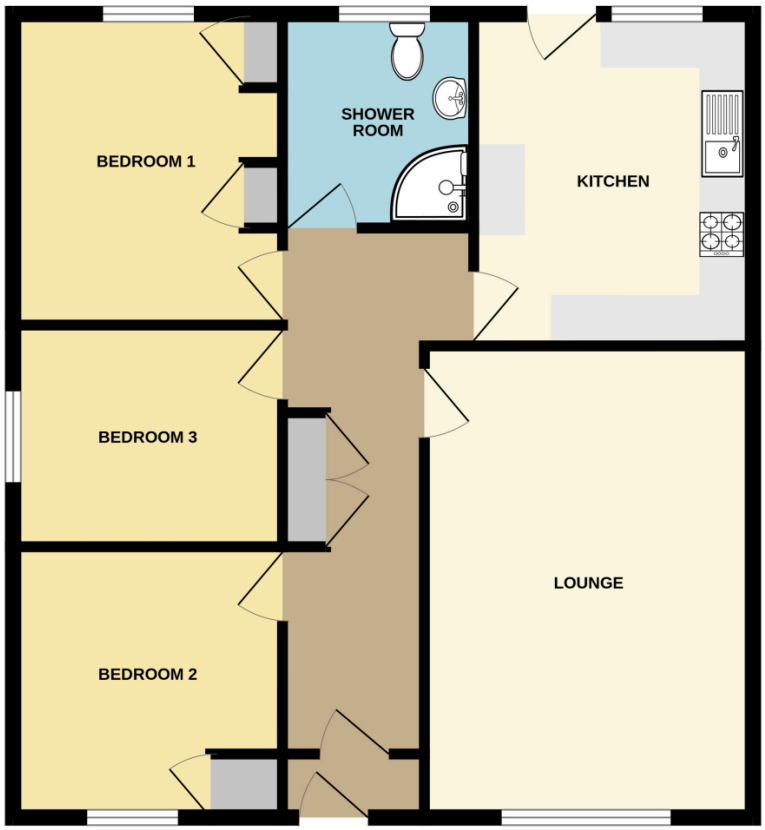
Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 11 Mbps and an upload speed of
1 Mbps. 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.

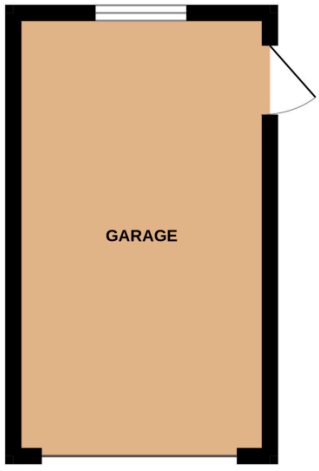
Mandatory Buyer Anti-Money Laundering Check

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
778 sq.ft. (72.2 sq.m.) approx.



GARAGE
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

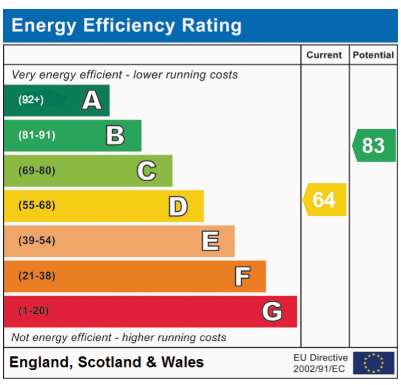
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 sale 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.



Address: 24 Orchard Close, Louth, LN11 0BS