



3 Edward Street, Louth, Lincolnshire, LN11 9LA £195,000

A recently refurbished and renovated town house, within easy walking distance of the centre of Louth and which enjoys a modern and bright interior while retaining a number of character features. The property is situated in the desirable and sought after west side of the town and enjoys an attractive outlook and is ideally suited for retirement living or as a holiday retreat. EPC Rating D

- Lounge
- Breakfast Kitchen
- Utility Room
- Ground Floor W/C
- Two Bedrooms
- Rear Courtyard
- Gas Central Heating
- Double Glazed Windows
- EPC Rating D

LOCATION

Louth is the main provincial town within the East Lindsey District and is situated some 25 miles due east of the city of Lincoln and some 16 miles south west of the town of Grimsby. It is a historic Georgian market town and enjoys a variety of amenities including primary and secondary schools, a mixture of traditional independent shops and national traders, leisure centres, golf courses, doctors, surgeries and hospital as well as the local beauty spots, Hubbards Hills and Westgate Fields.

FRONT ENTRANCE LOBBY

With double glazed timber panel door, laminate flooring.

LOUNGE

4.15m max x 3.25m narrowing to 3.93m (13'7" max x 10'8" narrowing to 12'11") (measurements into chimney recess)

With double glazed timber frame casement window, radiator, understairs storage cupboard, pine panel door, TV aerial point, double glazed timber frame double doors opening to rear courtyard and enclosed staircase to first floor landing.



BREAKFAST KITCHEN

3.83m max x 3.29m narrowing to 3.63m (12'7" max x 10'10" narrowing to 11'11") (measurements into chimney recess)

With newly fitted kitchen units in cream comprising wall and base cupboards, wood effect worktops and splash backs, porcelain sink having mini sink, drainer board and mixer tap, integrated fridge, freestanding electric oven and hob, Cooke & Lewis extractor hood and glass splash back, laminate floors, timber framed double glazed casement window, pine panel door, downlighting, telephone point (capped over), radiator, part glazed pine door to:-



UTILITY ROOM

2.18m x 1.88m (7'2" x 6'2")

With wood effect worktop, base cupboard, plumbing for automatic washing machine and space for freezer, timber framed double glazed casement window, laminate flooring, part glazed rear entrance door, radiator, pine door to:-



W/C

With hand basin and cupboard below, gas and water meters, toilet, Baxi gas fired

THINKING OF SELLING?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.

combi central heating boiler, extractor fan, timber framed double glazed casement window.

STAIRS TO FIRST FLOOR LANDING

With timber framed double glazed casement window with views to Crowtree Lane.



BEDROOM ONE

3.88m max x 3.35m narrowing to 3.65m (12'9" max x 11'0" narrowing to 12'0") (measurements into chimney recess)

With cast iron hob, grate and timber surround, radiator, timber framed double glazed casement window having views looking towards Crowtree Lane, pine panel door.



BEDROOM TWO

2.53m min x 3.32m (8'4" min x 10'11") (measurements into chimney recess).

With cast iron hob grate and timber surround, radiator, timber framed double glazed casement window with views looking towards King Edward VI School.



BATHROOM

1.47m x 2.37m (4'10" x 7'9")

With new white suite comprising panel bath having glass shower screen, Triton electric shower over and splash tiling, washbasin, electric shaver point, timber framed double glazed casement window, toilet, built-in storage cupboard and access to roof space, radiator, extractor fan.



OUTSIDE

The rear courtyard is enclosed with brick walling and includes a small paved patio area, paving slabs interspersed with gravel, cold water tap, external wall lights and pedestrian access gate leading out to the adjoining lane.



SERVICES

The property is believed to have mains water, electricity, gas and drainage. Gas central heating (not tested by John Taylors).

COUNCIL TAX BAND

According to the Valuation Office Agency's website, the property is currently in council tax band A.

There is an Improvement Indicator on the Valuation Office Website: this means that if a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

PLEASE NOTE:-

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

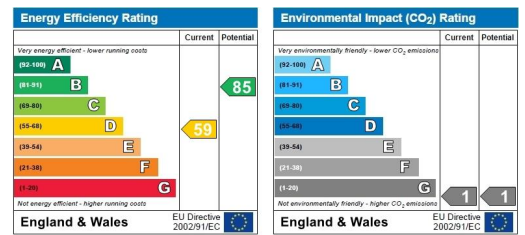


This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Louth Office
14 -16 Cornmarket Chambers
Louth
Lincolnshire LN11 9PY

Auction Rooms
The Wool Mart
Kidgate
Louth
Lincolnshire LN11 9EZ

Tel: 01507 603648
enquiries@johnstaylor.com

Tel: 01507 611107
woolmart@johnstaylor.com

Viewing strictly by appointment only through our Louth Office.
Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.



Regulated by the RICS

