



5 Betts Mews, Louth, Lincolnshire, LN11 9DS £175,000

A modern semi-detached house built around 2016 by a local reputable builder and situated just off Church Street. The house is conveniently located for the town centre and local amenities and is ideal for low maintenance living and benefits from off-street parking. EPC Rating B

- Lounge
- Breakfast Kitchen
- Ground Floor Toilet
- Two Bedrooms
- Bathroom
- Enclosed Courtyard
- Gas Central Heating

LOUNGE

2.99m x 4.16m min ext to 4.94m into staircase (9'10" x 13'8" min ext to 16'2" into staircase)

With understairs cupboard, radiator, double glazed sash style window, double glazed patio doors., Siemens room thermostat.



BREAKFAST KITCHEN

4.93m max x 2.69m max (16'2" max x 8'10" max)

With fitted cream kitchen units comprising wall and base cupboards, marble effect worktops, stainless steel sink having mini sink and drainer, integrated electric oven, Lamona hob and stainless steel extractor hood, tiled splashbacks, breakfast bar, plumbing for automatic washing machine, double glazed sash style window, radiator, panel effect double glazed front door.



W/C

With washbasin, toilet, radiator, extractor fan and fitted mirror.



STAIRS TO FIRST FLOOR LANDING

With radiator, access to roof space.



BEDROOM ONE

3.46m min x 2.63m (11'4" min x 8'8")

With built-in wardrobes, radiator, over stairs built in cupboard, sash style double glazed windows, Siemens digital room thermostat, TV aerial point.

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.



BEDROOM TWO

3.09m x 2.74m max (10'2" x 9'0" max)

With radiator, sash style double glazed window, built-in wardrobe.



BATHROOM

2.05m x 1.96m (6'9" x 6'5")

With white suite comprising 'P' shape panel bath having 'T' bar shower over, splash tiling and shower screen, washbasin, w/c, electric shaver point, chrome heated towel rail/radiator, extractor fan, sash style double glazed window, tiled floor,



OUTSIDE

At the rear of the house is a block paved courtyard providing off-street parking, timber fencing and double gates, pedestrian entrance gate and external light.



SERVICES

We understand that the property has mains water, electricity and drainage. Gas fired 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.

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.

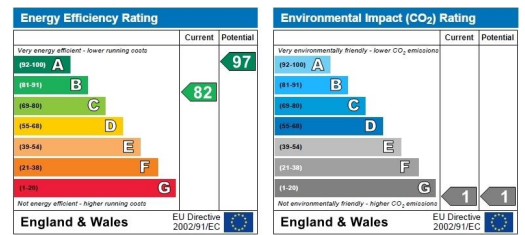
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Viewing strictly by appointment only through our Louth Office.
Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.



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.



Regulated by the RICS

