



4 Bradley Close, Louth, Lincolnshire, LN11 8YL £195,000

A semi detached house situated on the popular Weavers Tryst estate and offering a good size enclosed rear garden, driveway and garage and a modern gas central heating boiler. EPC Rating C.

- Entrance Hall
- Ground Floor Toilet
- Lounge Diner
- Kitchen
- Three Bedrooms
- Bathroom
- Garden & Garage

ENTRANCE HALL

With panel effect double glazed entrance door, dado rail, laminate flooring, radiator, coved ceiling.

W/C

With laminate flooring, washbasin, toilet, radiator, coved ceiling, timber frame double glazed window, electric consumer unit.



LOUNGE DINER

LOUNGE AREA

3.35m x 4.03m (11'0" x 13'3")
(measurements incorporating staircase)

With dado rail, laminate flooring, radiator, timber framed double glazed window, staircase to first floor landing.



DINING AREA

2.47m x 2.67m (8'1" x 8'9")

With telephone point, laminate flooring, dado rail, radiator, coved ceiling, uPVC double glazed external doors, Hive room thermostat.



KITCHEN

3.35m x 2.50m (11'0" x 8'2")

With fitted kitchen comprising wall and base cupboards, roll top worktops, integrated Ariston electric oven, gas hob, extractor hood, PVC sink and drainer board having mixer tap, tiled splashbacks, tiled floor, space for fridge and washing machine, radiator, timber framed double glazed window and panel effect double glazed rear access door.



STAIRS TO FIRST FLOOR LANDING

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.

With access to roof space, coved ceiling, built-in cupboard housing Worcester Bosch gas fired combi central heating boiler.

BEDROOM ONE

3.37m x 2.62m (11'1" x 8'7")

With built-in wardrobe, timber framed double glazed window, radiator, coved ceiling.



BEDROOM TWO

3.34m x 2.73m min (10'11" x 8'11" min)

With built-in wardrobe, timber framed double glazed window, radiator, coved ceiling.



BEDROOM THREE

2.55m x 2.80m max (8'4" x 9'2" max)

With built-in wardrobe, radiator, timber framed double glazed window, coved ceiling.



BATHROOM

2.52m x 1.96m max (8'3" x 6'5" max)

With panel bath having shower attachment, splash tiling and shower curtain, washbasin, w/c, radiator, timber framed double glazed window, extractor fan and coved ceiling.



OUTSIDE

FRONT GARDEN

Mostly laid to lawn with paved footpath and gravel driveway leading to:-

SINGLE GARAGE

2.50m max x 4.95m (8'2" max x 16'3")

With up and over door, power and lighting.



REAR GARDEN

With paved patio, cold water tap and lawn enclosed with timber fencing.



SERVICES

We understand the property to have mains water, electricity, gas and drainage. Gas central heating (not tested by John Taylors) and security alarm.

COUNCIL TAX BAND

According to the Valuation

Office Agency's website, the property is currently in council tax band C.

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.

LN11 8UP

Tel. No. 01507 601 111

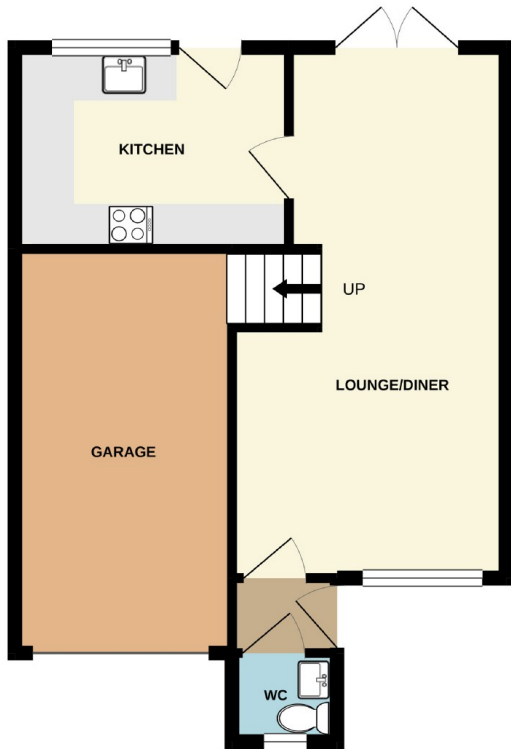
Website: www.e-lindsey.gov.uk

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.



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

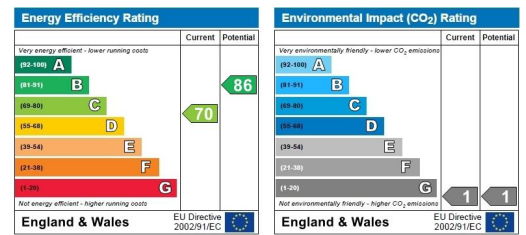
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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.



Regulated by the RICS

