



123 Church Street, Louth,
Lincolnshire, LN11 9DE
£165,000

A excellent opportunity to acquire a refurbished and extended terraced house which benefits from the inclusion of a recent additional enlarged rear garden.

- Entrance porch
- Lounge and dining room areas
- Kitchen
- Utility area
- 2 Bedrooms
- Bathroom
- Good size rear garden
- Gas central heating
- EPC rating C

FRONT PORCH

With wood effect front door, wood effect laminate flooring and sensor down light, part glazed inner door opening to: -



LOUNGE AREA

3.49m max x 3.04m (11'5" max x 10'0")

(measurements into chimney recess)

With timber meter cupboard housing electric consumer unit and meter, wood effect laminate flooring, built-in alcove cupboard housing gas meter, radiator, timber framed double glazed window, feature fireplace opening, TV aerial point, opening to: -



DINING ROOM AREA

3.49m max x 2.97m (11'5" max x 9'9")

(measurement into chimney recess)

With wood effect laminate flooring, step up to: -

UTILITY ROOM AREA

3.49m x 1.84m (11'5" x 6'0")

With woodblock worktop and radiator, wood effect laminate flooring, uPVC double glazed patio doors to rear yard.



KITCHEN AREA

3.10m x 1.67m (10'2" x 5'6")

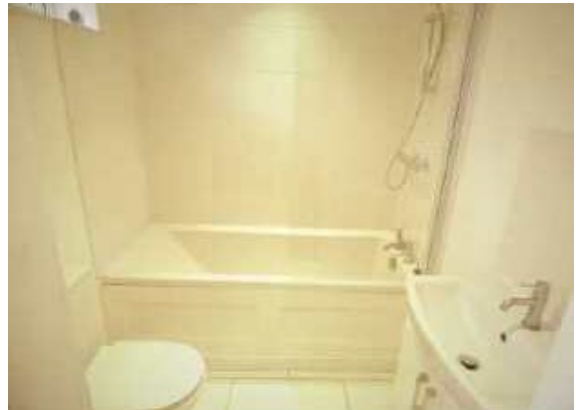
With newly fitted kitchen cupboards, woodblock effect worktops, integrated Lamona oven and gas hob, stainless steel extractor hood over, tiled splashbacks, wood effect laminate floor, Viessmann gas fired combi central heating boiler, uPVC double glazed window, door to: -



BATHROOM

1.72m x 1.83m (5'8" x 6'0")

With white suite comprising panel bath having glass shower screen, Mira 'T' bar shower and splash tiling, washbasin, w/c, chrome heated towel rail/radiator, tiled floor, uPVC double glazed high level window, extractor fan.



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 newly fitted carpet, access to roof space.

BEDROOM ONE

3.49m max x 3.08m (11'5" max x 10'1")
(measurements into chimney recess)

With original cast iron decorative hob grate and new timber surround, newly fitted carpet, radiator, timber framed double glazed window, TV aerial point.



FEATURE FIREPLACE



BEDROOM TWO

2.55m x 2.96m (8'4" x 9'9")

With uPVC double glazed window, radiator, newly fitted carpet.



OUTSIDE

To the front of the house is a newly laid sandstone path, new fencing and shale gravel beds. The rear of the property comprises of a concrete yard and rear pedestrian access over

No. 121's yard. Beyond the yard is a spacious rear garden mostly laid to lawn and having an inset Holly and Apple trees all enclosed with new timber fencing.



SERVICES

We understand the property to have mains water, electricity, gas and drainage. Newly installed gas fired central heating system (not tested by John Taylors). Various guarantees are available upon request.

COUNCIL TAX BAND

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

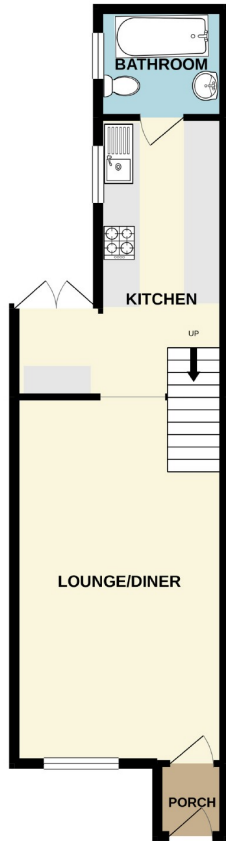
LOCAL AUTHORITY

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

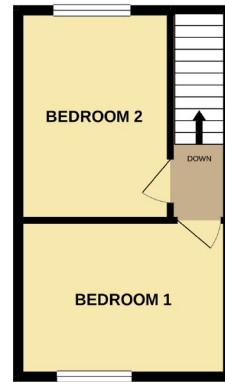
PLEASE NOTE: -

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.

GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

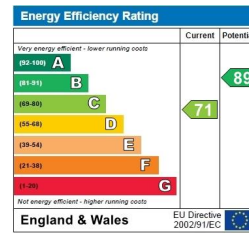
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

