



26 Lee Street Louth LN11 9HJ

£95,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

**A traditional 19th century terrace house conveniently situated for the town centre within Louth's conservation area and comprising of a kitchen utility room and shower room on the ground floor a first floor living room and a second floor bedroom. EPC rating E.**

#### Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two Golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north -east of the city of Lincoln and some 16 miles south of the town of Grimsby.

### Rooms

#### Kitchen

With fitted wall and base cupboards, stainless steel sink and drainer board, slate effect worktops, integrated electric oven, gas hob and extractor hood over, tiled splash backs , uPVC double glazed window and rear access door, tiled floor, radiator and central heating timer control panel. 7'9" x 8'9" (2.41m x 2.74m)

#### Utility room

With fitted wall and base cupboards, slate effect worktop, plumbing for washing machine and space for fridge , tiled floor, under stairs cupboard.

#### Shower Room

With mermaid style lined shower cubicle, wash basin, close couple toilet, radiator, tiled floor and cupboard housing electric consumer unit, meter & gas fired central heating boiler.



#### Stairs to first floor

Which provides access to the lounge area.

#### Lounge

With radiator and staircase leading up to 2nd floor With minimum width and maximum depth. 8'4" x 13'1" (2.58m x 4m)

#### Second floor bedroom

With sloping ceilings, built-in wardrobes, radiator and dormer window. Maximum depth measurement to the rear. 11'4" x 13'1" (3.48m x 4m)

#### Outside

To the front of the property is a small garden stocked with shrubs. A shared covered passageway leads to garden which includes a stone paved courtyard area with a further garden beyond which is stocked with flowers and shrubs and includes a small lawn area and enjoys views across the town including St James' church.

#### Tenure

The property is understood to be freehold.

#### Council Tax Band.

According to the governments online portal, the property is currently in Council Tax Band A.

#### Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

#### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps. and superfast download 80 Mbps and upload speed of 20 Mbps. Ultrafast download speed of 10000 Mbps and upload speed of 10000 Mbps. Openreach, virgin and nexfibre networks are available.

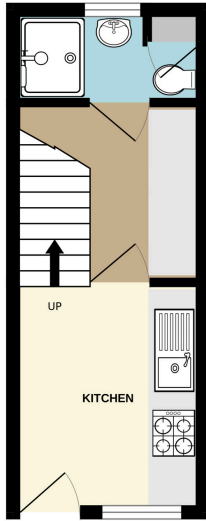
#### Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and Three. Likely coverage from O2 and Vodafone.

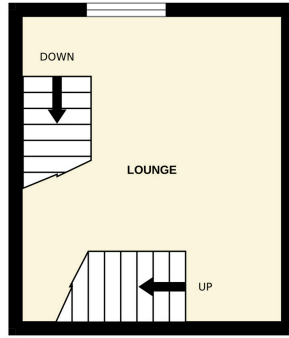




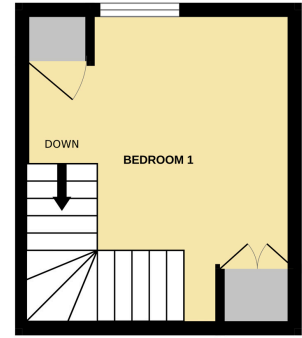
GROUND FLOOR  
165 sq.ft. (15.4 sq.m.) approx.



1ST FLOOR  
151 sq.ft. (14.0 sq.m.) approx.



2ND FLOOR  
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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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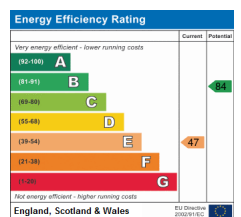
## John Taylors

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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 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.