



1 Orchard Close Louth LN11 0BS

£264,950

Council Tax Band C

JOHN TAYLORS
EST. 1859

Situated in a desirable and quiet cul-de-sac location, this spacious 2/3 bedroomed detached bungalow offers flexible accommodation, gas central heating and Upvc double glazing. The property is within walking distance of the town centre as is very convenient for nearby amenities including Aldi supermarket, Co-op mini mart, Riverside Theatre, post office as well as walks along the nearby Louth canal. Epc rating D. Council Tax Band C. Freehold.

Rooms

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a trice 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.

Entrance Hall

With UPVc double glazed front door and side window, laminate flooring, UPVc double glazed window and coved ceiling.

Inner Hallway

With radiator, Delft shelving, access to roof space and built-in laundry cupboard.

Lounge

With Georgian style fireplace housing electric fire, coved ceiling, UPVc double glazed bow windows, radiator and archway to:

18'5" x 11'6" (5.65m x 3.54m)

Dining room

With UPVc double glazed bow window, coved ceiling, radiator and attractive Victorian leaded and coloured glass feature window.

11'7" x 7'9" (3.59m x 2.41m)

Kitchen

With fitted wall and base cupboards, granite effect worktops, PVC sink and drainer, tiled splash backs, space for washing machine, slimline dishwasher, integrated gas hob and electric oven (gas to hob has been disconnected), UPVc double glazed window and side entrance door, electric heater.

11'5" x 8'8" (3.53m x 2.7m)

Bedroom 1

With UPVc double glazed window, coved ceiling, radiator and UPVc double glazed window light.

17'2" x 8'5" (5.27m x 2.6m)



Bedroom 2

With built-in wardrobe and cupboard over, UPVc double glazed window and radiator.

10'3" x 10'2" (3.16m x 3.13m)

Bedroom 3/Sitting room

With radiator, laminate flooring, built-in wardrobe and cupboard over, fitted cupboard housing Alpha gas fired Combi central heating boiler, UPVc double glazed doors opening to: 10'4" x 9'8" (3.17m x 3m)

Conservatory

With UPVc double glazed windows, brick base, UPVc double glazed external door and laminate flooring.

9'8" x 9'7" (3m x 2.98m)

Shower room

With tiled shower cubicle housing Bristan electric shower, wash basin, WC, part tiled walls, tiled floor, radiator, UPVc double glazed window and extractor fan.

7'4" x 6'3" (2.27m x 1.93m)

Outside

The front garden comprises of a shaped lawn, gravel beds and a concrete driveway providing offstreet parking. The garden to the rear includes paved patios, small lawn, area, flower and shrub beds, ornamental trees, timber summerhouse and birdcage and a gated footpath to the side of the property.

Services

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

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 C.

Please Note

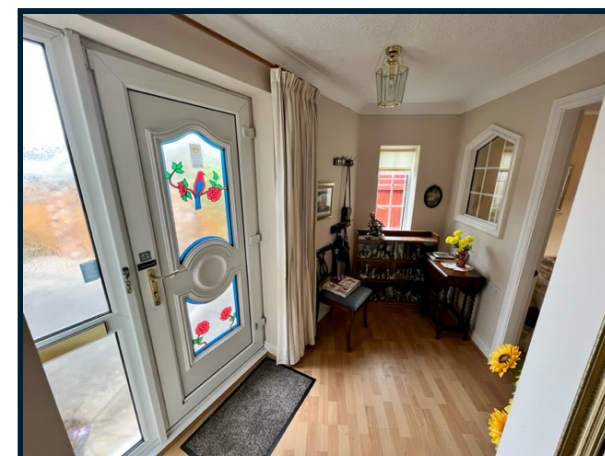
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

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 valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 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.
Made with Metropix ©2023

John Taylors

14-16 Cornmarket Louth LN11 9PY

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

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.

