



68 Kenwick Road Louth LN11 8EN

£345,000

Council Tax Band E

JOHN TAYLORS
EST. 1859

An excellent opportunity to purchase a detached house that has been in the same ownership since it was built in the 1940's and which enjoys many original features but does require a scheme of renovation and refurbishment. The property is situated in a desirable residential area on the outskirts of the town and enjoys a spacious plot with mature gardens as well as ample off street parking. No onward chain.

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. The property is situated on the south side of the town with amenities close by including a convenience store and public houses and a doctors surgery, Co-op and Spar convenience stores, pharmacy and fish and chip shop on the nearby.

Entrance Hall

With uPVC double glazed front door, under stairs cupboard housing an electric meter. Radiator, cloakroom area and WC off.

Lounge

With brick fireplace housing living flame gas fire, coved ceilings, large original, Crittall style metal framed window to front elevation as well as either side of the fireplace, radiator and original Crittall style metal frame patio doors and side windows. Maximum width measurement into fireplace.

18'9" x 12'5" (5.77m x 3.83m)

Dining room

With brick fireplace having timber surround and housing and old gas fire, built-in book shelving, coved ceiling, radiators and original Crittall style metal framed window.

13'4" x 10'9" (4.1m x 3.34m)

Kitchen

With fitted wall and base cupboards, stainless steel sink and double drainer board, space for a cooker, Mexico Ideal gas fired central heating boiler, roll top work surfaces, plumbing for washing machine, part tiled walls, uPVC double glazed side entrance door, radiator, two Crittall style metal frame windows and walk in pantry.

12'4" x 10'9" (3.8m x 3.33m)

Stairs to first floor landing

With metal framed Crittall style window, original stair balustrade with oak handrails, access to roof space, built-in airing cupboard housing hot water cylinder and central heating timer control, further built-in storage cupboard.

Bedroom 1

With radiator and original Crittall style metal framed window.

13'4" x 10'9" (4.1m x 3.34m)

Bedroom 2

With radiator and original Crittall style metal window.

11'9" x 10'9" (3.64m x 3.33m)

Bedroom 3

With radiator and original Crittall style metal framed window.

10'8" x 6'5" (3.32m x 2m)

Bathroom

With panel bath, pedestal wash basin, radiator, part tiled walls, original Crittall style metal framed window and door providing access to a useful eaves storage room.

8'3" x 5'4" (2.55m x 1.66m)



W.C.

With close couple toilet and Crittall style metal framed window.

Outside

The well stocked front garden comprises of a shaped lawn, flower and shrub borders, paved footpath, and a concrete driveway leading to the single garage. The Spacious and delightful rear garden includes a shaped lawn, paved footpaths and patio area, ornamental ponds, semi mature trees, and shrubs, small summerhouse and glass greenhouse.

Garage

A brick and rendered single garage with asbestos cement pitch roof with folding timber garage door, cold water tap, power and lighting and pedestrian access door.

Minimum width measurement.

17'6" x 9'3" (5.38m x 2.85m)

Please Note

We are aware that planning permission was granted for 107 dwellings on the open farm land to the rear of this property under reference N/105/00909/16 on 11/11/2016 and non -material amendment consent on 16/07/2020 under planning reference N/105/00967/20. Full planning details can be viewed at www.e-lindsey.gov.uk under the quoted planning references. 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.

Services

Property is understood to have mains electricity, gas, water and drainage Gas central heating.

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Mobile

We understand from the Ofcom website there is good mobile coverage from EE and Three and 02 and Vodafone.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15 Mbps and an upload speed of 1 Mbps. and superfast download 80 Mbps and upload speed of 20 Mbps. Ultrafast download speed of 1000 Mbps and upload speed of 100 Mbps. Openreach network is available.

Tenure

Property is understood to be freehold.

Council Tax Band

According to the government's online portal the property is currently in Council Tax Band E.

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.

Buyer Identity checker

Please note that prior to acceptance of any offer, John Taylors are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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EU Directive 2002/91/EC		