



4 Lyndon Crescent Louth LN11 0BJ

£205,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

A well maintained detached bungalow which is located in a popular residential area and has uPVC double glazing, gas central heating and leased solar panels. 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.

Rooms

Entrance Hall

With uPVC double glazed door and matching side window, radiator, wood effect laminate floor, coved ceiling, picture rail & access to roof space.

Lounge

With feature fireplace having Georgian style surround, marble insert and housing an electric fire, coved ceiling, radiator, uPVC double glazed windows to front and side elevations, Hive central heating thermostat control, telephone point.
17'2" x 10'6" (5.25m x 3.24m)

Kitchen

With Shaker style fitted wall & base cupboards, wood effect worktops, stainless steel sink, mixer tap and drinking water filter tap, tiled splash backs, integrated electric Hotpoint oven and hob, cooker extractor hood over, built-in wall to ceiling storage cupboards, uPVC double glazed window to front and side elevations, modern Worcester Bosch gas fired central heating Combi boiler, uPVC double glazed door providing access to conservatory, radiator. Minimum width measurement.
14' x 7'9" (4.28m x 2.41m)

Conservatory

uPVC double glazed windows, door, brick base & polycarbonate roof, tiled floor, telephone point and radiator. 10' x 7'9" (3.05m x 2.43m)

Bedroom 1

With uPVC double glazed window, radiator, picture rail & coved ceiling. 10'2" x 9'8" (3.13m x 3m)

Bedroom 2

With picture rail, coved ceiling, radiator and uPVC double glazed window. 9'6" x 9'5" (2.94m x 2.92m)

Shower Room

With tiled shower cubicle having mains fed shower, wash basin, close couple WC, uPVC double glazed window, window, radiator and extractor fan.
6'5" x 5'6" (2m x 1.72m)



Outside

The gardens comprise of gravel beds, paved inset shrubs & ornamental trees, timber shed, carport, block paved driveway, and further driveway to the other side of the bungalow, glass greenhouse, paved patio areas, timber summerhouse & two timber sheds, small shaped lawn and flowerbeds. Attached to the bungalow is a useful brick built external utility room (1.57 m wide times 2.65 m deep) having uPVC double glazed door, radiator, plumbing for washing machine, and uPVC double glazed window.

Services

Property is understood to have mains water, electricity, gas and drainage. Gas fired central heating. Leased solar panels attached to the roof.

Tenure

The property is understood to be freehold.

Council Tax Band

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 8 Mbps and an upload speed of 0.9 Mbps and a superfast download 55 Mbps and upload speed of 12 Mbps. Ultra fast download 10000 speed of 10000. Openreach, Virgin media and Upp network is available.

Mobile

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

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.

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.

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
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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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	88	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		