



6 Andrews Close Louth LN11 0BP

£225,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A spacious three bed roomed link detached house situated in a residential cul-de-sac which would make an ideal family home with ample off street parking as well as a single garage.

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.

Entrance Hall

With uPVC double glazed front door, and matching side panel, radiator, under stairs storage area, telephone point and doors to kitchen and lounge.

Lounge Diner

Lounge Area: With feature fireplace housing a gas living flame fire and surround, radiator, uPVC double glazed window and coved ceiling. 12'8" x 11'8" (3.92m x 3.61m)

Lounge Diner

Dining area: With coved ceiling, radiator, uPVC double glazed sliding patio door to: 12'1" x 9'2" (3.7m x 2.83m)

Conservatory

With uPVC double glazed windows and external doors, brick base, radiator and polycarbonate pitched roof. 10'6" x 7'7" (3.26m x 2.36m)

Kitchen

With fitted base and wall cupboards, resin sink having drainer board and mini sink, roll top work surfaces, integrated gas hob, extractor hood over and integrated electric double oven, space for washing machine and slimline dishwasher, tiled splash backs, uPVC double glazed window, and built-in storage cupboard, radiator and glowworm gas fired central heating boiler. 11'7" x 8'8" (3.57m x 2.7m)



the rear garden which includes stone paved patio, small lawn, paved footpath, flower and shrub borders, cold water tap, glass greenhouse and old timber shed all enclosed with timber fencing

Services

We understand the property has mains water, electricity, gas and drainage. Gas central heating.

Utility Room

With uPVC double glazed rear access door, pedestrian access door to garage, uPVC double glazed window. 7'2" x 4'9" (2.2m x 1.5m)

Stairs to first floor landing

With uPVC double glazed window, built-in airing cupboard housing hot water cylinder and having storage shelving.

Bedroom 1

With large uPVC double glazed window, radiator, built-in wardrobe, fitted bedside cabinets, wardrobes and cupboards over. Minimum width measurement. 11'8" x 9'5" (3.62m x 2.91m)

Bedroom 2

With uPVC double glazed window, radiator, built-in wardrobe. 10'7" x 9'4" (3.29m x 2.89m)

Bedroom 3

With uPVC double glazed window, radiator and storage cupboard over stairwell, access to roof space. Maximum depth measurement. 8'1" x 8' (2.48m x 2.44m)

Shower room

With large walk-in shower cubicle having mains fed power shower, aqua boarding and fitted disability seat, corner wash basin and cupboard below, part tiled walls, uPVC double glazed window, radiator. 6'5" x 5'4" (2m x 1.65m)

WC

With uPVC double glazed window, radiator and close coupled toilet.

Outside

To the front of the property the garden is block paved providing ample off street parking. A block paved footpath provides access to the rear garden which includes stone paved patio, small lawn, paved footpath, flower and shrub borders, cold water tap, glass greenhouse and old timber shed all enclosed with timber fencing.

Services

We understand the property has mains water, electricity, gas and drainage. Gas central heating.

Mobile

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 11 Mbps and an upload speed of 0.9 Mbp, superfast download speed of 80Mbps and upload speed of 20 Mbps and ultra fast download speed of 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin Media and Upp networks are available.

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.

Tenure

The property is understood to be freehold

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band C.

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

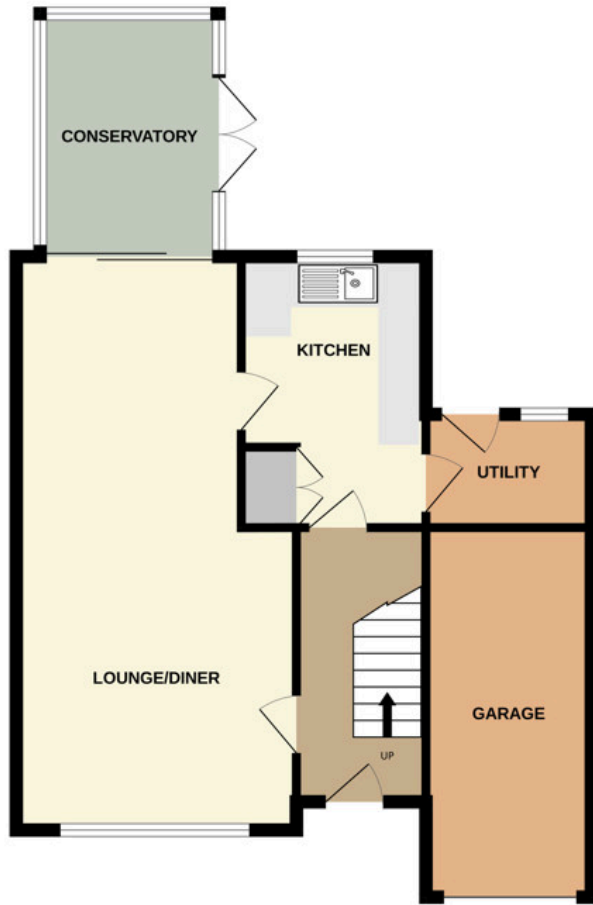
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

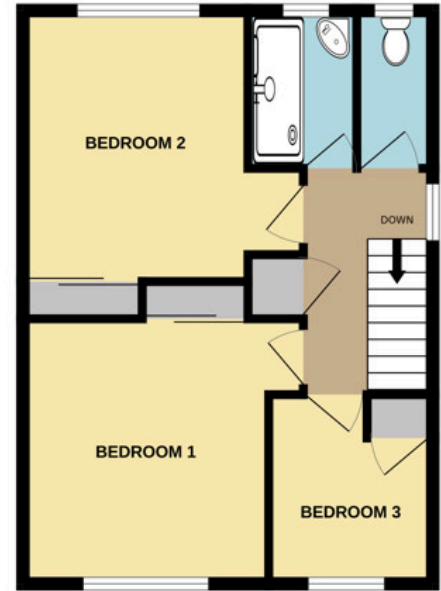
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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John Taylors

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

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.