



 [qr code](#)



181 Newmarket Louth LN11 9EJ

£135,000

Council Tax Band A

**JOHN TAYLORS**  
EST. 1859

**A spacious Victorian end terrace house which has gas central heating and benefits from a good size rear garden as well as being conveniently situated for local amenities. No upward chain. EPC rating D.**

#### **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 house and a doctors surgery, Co-op convenience store, pharmacy and fish and chip shop nearby.

#### **Lounge**

With feature fireplace housing electric fire, uPVC double glazed front door and window, radiator, built-in alcove cupboard, dado rail, telephone point and coved ceiling. Measurements into chimney recess. 11'7" x 9'8" (3.59m x 2.99m)

#### **Breakfast Area**

With fitted wall & base cupboards, roll top worksurfaces, space for fridge, tiled splash backs, under stairs cupboard, staircase to first floor, radiator, opening to kitchen area. 11'9" x 9'6" (3.65m x 2.93m)

#### **Kitchen Area**

With fitted base cupboards and roll top work surface, tiled splash back, stainless steel sink and drainer, space for cooker, uPVC double glazed rear access door and window, tiled splash back. Minimum width measurement. 9'2" x 5'9" (2.82m x 1.8m)



#### **Ground Floor Bathroom**

With panel bath and Triton electric shower over, wash basin, WC, radiator, uPVC double glazed window and part tiled walls. Maximum width measurement. 9'2" x 4'4" (2.82m x 1.35m)

#### **Stairs to first floor**

With coved ceiling.

#### **Bedroom 1**

With uPVC double glazed window, radiator and coved ceiling. 11'7" x 9'7" (3.58m x 2.98m)

#### **Bedroom 2**

With access to roof space, uPVC double glazed window, radiator and built-in cupboard housing an Ideal gas fired combi central heating boiler. 9'6" x 9' (2.95m x 2.76m)

#### **Outside**

The generous sized rear garden comprises of a lawn, concrete and paved patio areas & a concrete footpath leading to an old timber shed.

#### **Services**

The property is understood to have a mains water, electricity, gas and drainage. Gas fired central heating. There is a 7 year warranty through Ideal Boilers for the Combi C24 Boiler and also a gas safety certificate dated 19/3/2024.

#### **Mobile**

We understand from the Ofcom website there is good mobile coverage from EE and Three and 02 (voice but no data) and Vodafone.

#### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. and superfast download 78Mbps and upload speed of 20 Mbps. Openreach network is available.



**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.

**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.

**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.

**Viewing Arrangements**

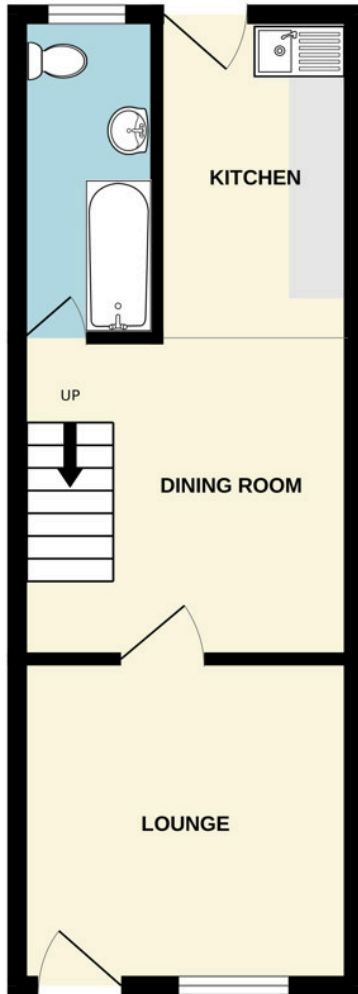
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

**Thinking Of Selling?**

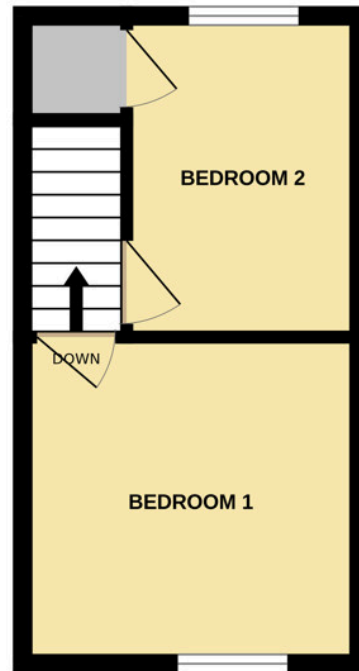
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 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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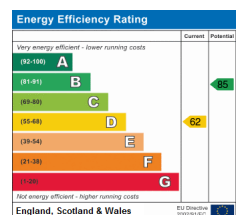
## John Taylors

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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.