



1 Little South Street Louth LN11 9JR

£117,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

A traditional brick and pantiled cottage situated within a short distance of the town centre as well as Louth's Conservation Area and which benefits from a modern gas fired central heating boiler and 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 outstanding 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.

Lounge

With timber double glazed front door, timber casement window to front elevation, radiator and mini circuit electrical consumer unit. Minimum width measurement. 9'1" x 8'6" (2.79m x 2.63m)

Inner Lobby

With Viessmann thermostat and doors to kitchen and bathroom.

Bathroom

With white suite comprising of a panel bath with Triton electric shower over, part tiled walls, wash basin, close couple WC, radiator and extractor fan. 6'5" x 5'2" (1.99m x 1.6m)

Breakfast Kitchen

With fitted kitchen in cream having wall and base cupboards, wood effect worktops, stainless steel sink having mixer tap and mini sink, tiled splash backs, glass and stainless steel cooker extractor hood, space for electric oven, uPVC double glazed window to rear elevation and rear access door, radiator & Viessmann gas fired central heating combi boiler. 6'9" x 5'9" (2.12m x 1.81m) & 9'7" x 6'6" (2.98m x 2.03m)



Stairs To First Floor Landing

With access to roof space.

Bedroom 1

With casement window to front elevation & radiator. 10'5" x 8'8" (3.23m x 2.69m)

Bedroom 2

With radiator & uPVC double glazed window. Maximum width measurement into chimney recess. 10'9" x 7'2" (3.34m x 2.2m)

Outside

With concrete rear yard which has a cold water tap and rear pedestrian access.

Services

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

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 A.

Mobile

We understand from the Ofcom website there is likely to be 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 16 Mbps and an upload speed of 0.1 Mbp, superfast download speed of 80 Mbps and upload speed of 20 Mbps. Openreach network is available.



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

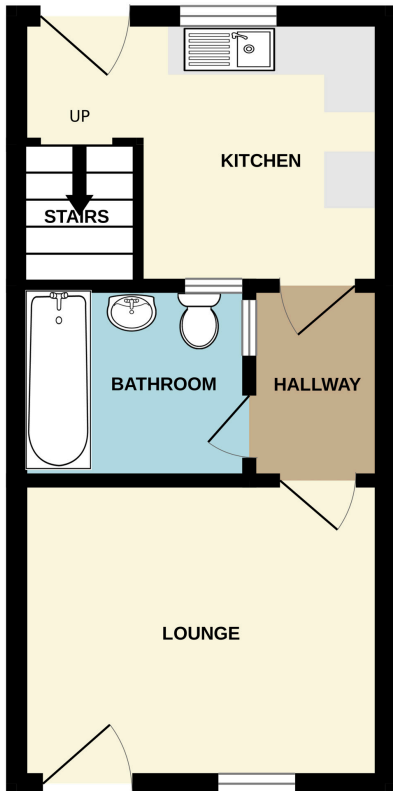
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey. Little South Street is an unadopted road which is not maintained by the Local Authority

Thinking Of Selling?

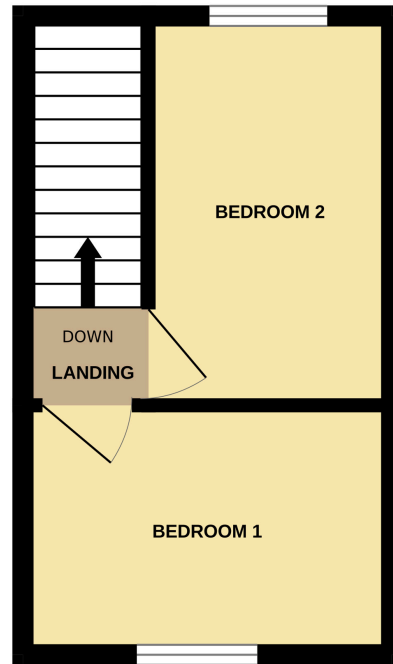
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 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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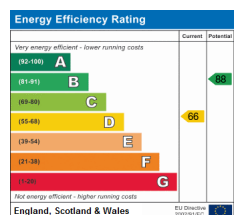
John Taylors

The Mart 127 Eastgate Louth LN11 9QE

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.