



Greenwich House 119 Crowtree Lane Louth LN11 0QW

£475,000

Council Tax Band E

JOHN TAYLORS  
EST. 1859



**A spacious detached house situated down a private lane on the outskirts of the town in the highly desirable west side of Louth. The property does require a scheme of modernisation but enjoys attractive views across the adjoining Louth Golf course and Hubbard's Hills beyond and has great potential to provide the ideal family home. EPC rating E. 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 composite front door, radiator and thermostat control.

#### Cloak Room

With wash basin, close couple toilet, uPVC double glazed window and elongated brush steel radiator. 5'8" x 4'1" (1.79m x 1.25m)

#### Sitting Room

With uPVC double glazed window to front and rear elevations, radiators, cornicing and ceiling roses. Double doors opening back into hallway. 20'4" x 13'1" (6.22m x 4m)

#### Dining room

With uPVC double glazed window, radiator, cornicing and ceiling rose, display niche. 14'8" x 11'1" (4.54m x 3.39m)

#### Lounge

With Georgian style fireplace, cornicing and enrichments to ceiling, uPVC double glazed window to front elevation and sliding patio door to rear elevation, radiators, display niche and double doors opening back into dining room. Measurements into chimney recess. 20'3" x 15'5" (6.21m x 4.73m)

#### Kitchen

With fitted wall and base cupboards, granite effect worktops, electric hob and extractor hood over, tiled splash backs, resin sink with mini sink and drainer board, plumbing for washing machine and space for dishwasher, oil fired central heating boiler, uPVC double glazed window and rear access door, Miele integrated electric oven and grill. 16'7" x 8'7" (5.1m x 2.67m)

#### Stairs To First Floor Landing

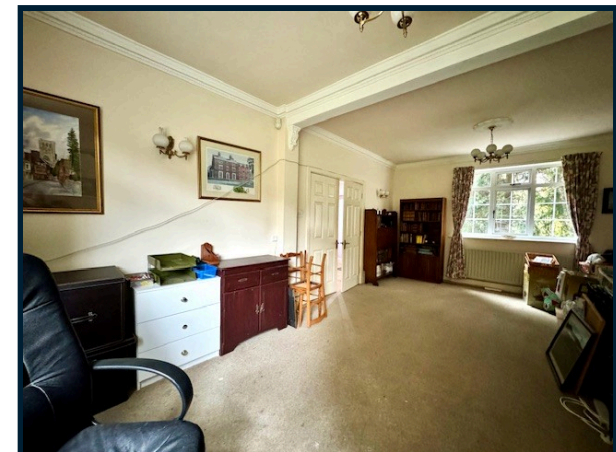
With uPVC double glazed window, cornicing and ceiling rose, access to roof space.

#### Bedroom 1

With radiator, cornicing to ceiling and ceiling rose, uPVC double glazed windows to front and rear elevations, dressing table recess, uPVC double glazed sliding patio door providing access to large balcony which had a steel and glass balustrade, external metal staircase and views across Louth Golf Course and beyond. 20'3" x 16' (6.21m x 4.9m)

#### En-Suite Bathroom

With tiled panel bath and mains shower over, WC having concealed cistern, wash basin, built-in airing cupboard housing hot water cylinder, chrome radiator/heated towel rail, tiled walls, uPVC double glazed window and built-in storage cupboard. 11'8" x 7'8" (3.62m x 2.4m)



### Family Bathroom

With panel bath, wash basin, tiled shower cubicle, post couple WC, uPVC double glazed window and radiator. 9'3" x 7'9" (2.86m x 2.41m)

### Bedroom 2

With uPVC double glazed window, coved ceiling and radiator. 14'9" x 8'3" (4.56m x 2.55m)

### Bedroom 3

With radiator and uPVC double glazed window. 12'7" x 8'7" (3.89m x 2.67m)

### Bedroom 4

With two uPVC double windows and a radiator. Maximum depth and minimum width measurements. 11'2" x 9'8" (3.44m x 3m)

### Outside

The property is approached by a private lane. A gravel driveway to the front of the house provides access to the attached garage. The gardens lay on three sides of the property and include gravelled areas, mature and semi-mature trees and shrubs, shaped lawns, cold water tap, concrete and paved patios, low level retaining walls, and a metal spiral staircase leading up to first floor balcony over the garage.

### Attached Garage

With you double glazed window and pedestrian access door to rear, up and over garage door, power and lighting. 19'6" x 12'4" (6m x 3.8m)

### Services

The property is understood to have mains water, electricity, drainage and water. Oil 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 TBC.

### Mobile

We understand from the Ofcom website there is mobile coverage from 02 three EE 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 a superfast download 31 Mbps and upload speed of 6 Mbps. Openreach network is available.

### Viewing Arrangements

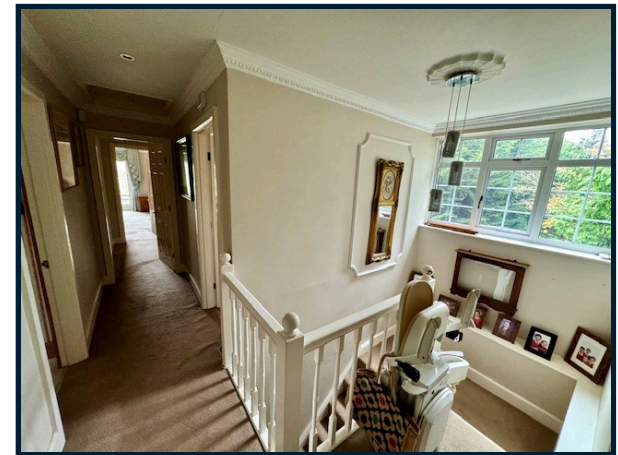
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### 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.

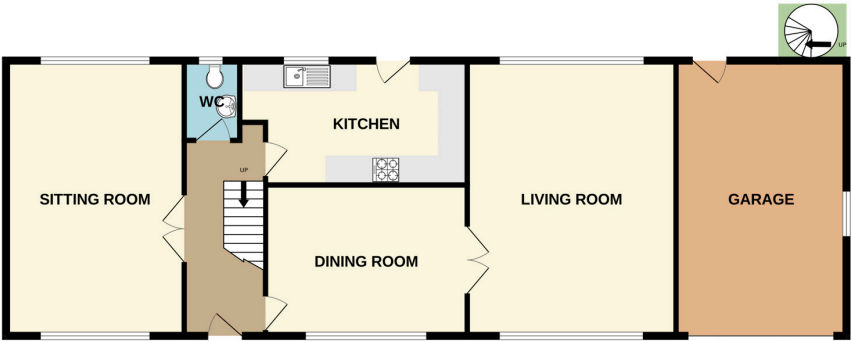
### Thinking Of Selling?

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.

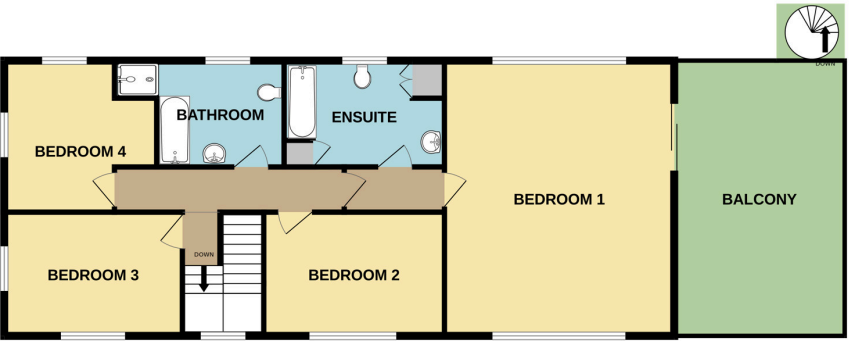




GROUND FLOOR  
1258 sq.ft. (116.9 sq.m.) approx.



1ST FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2261 sq.ft. (210.1 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.

