



16 Mayfield Crescent Louth LN11 8EQ

£250,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

This generously proportioned detached bungalow offers a fantastic opportunity for those looking to create a comfortable home with their own personal touch. Conveniently located, the property benefits from a Spa shop right next door and a bus stop just steps away, making day-to-day living exceptionally easy. The bungalow features uPVC double glazing and gas central heating and it requires some modernisation, it provides a solid base with great potential. Outside, the low maintenance gardens to the front and rear are ideal for those seeking manageable outside space without the upkeep.

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

Recessed Porch

With overhead light and uPVC double glazed front door opening to:

Hall

With radiator, coved ceiling, built in airing cupboard housing hot water cylinder and access to roof space.

Lounge

With marble fireplace housing electric fire, uPVC double glazed bow window, radiator, coved ceiling and glazed double doors opening to dining room. Maximum width measurement.

12'4" x 11'9" (3.79m x 3.65m)

Dining room

With uPVC door glazed patio door, coved ceiling, radiator.

12' x 9'8" (3.66m x 3m)

Kitchen

With fitted wall and base cupboards, wood effect worktops over, stainless steel sink and drainer board, space for washing machine, radiator, tiled splash backs, uPVC double glazed window and rear access door. 9'8" x 9'8" (3m x 3m)



Bedroom 1

With uPVC double glazed window, radiator, coved ceiling, built-in wardrobes and cupboards over. Maximum measurements. 13' x 11'9" (3.98m x 3.65m)

Bedroom 2

With uPVC double glazed windows to front and side elevations, built-in wardrobe, radiator and coved ceiling. 10'4" x 9'8" (3.18m x 3m)

Bedroom 3

With uPVC double glazed window, radiator and coved ceiling. 8'8" x 6'5" (2.71m x 1.99m)

Wet room

With mains fed shower, wash basin, WC, part tiled walls, uPVC double glazed window. 7' 4" x 5'1" (2.24m x 1.55m)

Outside

The front garden is mostly laid to gravel and includes a block paved driveway and footpath leading to the single garage. The rear garden is again mostly laid to gravel with inset shrubs and concrete patio & a brick built outside toilet.

Attached Single Garage

Single attached garage with up and over garage door, gas fired central heating boiler and timer control, cold water tap, power and lighting and rear pedestrian access door. Maximum width measurement. 17' x 9'4" (5.21m x 2.87m)

Services

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

Broadband

We understand from the Ofcom website that standard broadband is available at the property with a download speed of 9 Mbps and upload speed of 0.9 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultra fast download speed 10000Mbps and upload 10000Mbps. Openreach and nexfibre are the available networks.

Mobile

We understand from the Ofcom website there is 81% mobile coverage with Vodafone, 68% coverage with Three, 78% coverage with O2 and 80% with EE.

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 C.



GROUND FLOOR 983 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.4 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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