



3 Riverside Rise Louth LN11 0GN

£420,000

Council Tax Band E

JOHN TAYLORS
EST. 1859

This generously sized detached house offers a fantastic opportunity for a growing family, boasting spacious rooms, a private rear garden and a peaceful and elevated position on a no through access road. Well maintained and presented throughout, this property offers the perfect balance of comfort and convenience making it an ideal family home. No onward chain. EPC rating C.

Rooms

Entrance Porch

A spacious entrance porch with wood effect flooring, uPVC double glazed front door, radiator, uPVC double glazed window, coved ceiling, and glazed inner doors opening to hallway. 9'6" x 7'6" (2.95m x 2.34m)

Cloakroom

With wash basin, close couple toilet, radiator, uPVC double glazed window, coved ceiling, wood effect flooring. 3'2" x 7'6" (1m x 2.34m)

Entrance Hall

A generous size hallway having under stairs cupboard, coved ceiling, central heating thermostat control, wood effect flooring, telephone point. 10'7" x 11'2" (3.28m x 3.44m)

Study

With uPVC double glazed window, radiator, telephone point, coved ceiling and wood effect flooring. 10'1" x 8'4" (3.08m x 2.57m)

Lounge

With brick inglenook style fireplace housing solid fuel stove, uPVC double glazed bay window, radiators, wood effect flooring, uPVC double glazed patio doors, coved ceiling, glazed double doors opening to: 12'7" x 25'1" (3.88m x 7.68m)

Dining Room

With uPVC double glazed window, radiator, coved ceiling and wood effect flooring. Doorway to: 11'7" x 9'7" (3.57m x 2.96m)

Breakfast Kitchen

With fitted wall and base cupboards, quartz worktops and tiled splash backs, integrated induction hob and extractor hood over, integrated Zanussi oven and grill, tiled flooring, space for dishwasher, uPVC double glazed windows with views of rear garden, radiator, tiled floor, central work Island having shelving, cupboards and breakfast bar, door to: 15'3" x 14'1" (4.68m x 4.3m)

Utility Room

With Viessmann gas fired central heating Combi boiler, fitted base cupboard and marble effect worktop over, plumbing for washing machine and space for a dryer, tiled flooring, uPVC double glazed window. 5'8" x 8'4" (1.77m x 2.57m)

Sunroom

With uPVC double glazed windows and patio doors, tiled flooring, radiators and opening to kitchen. 9'8" x 12'8" (3m x 3.92m)

First Floor Landing

With wood effect flooring, access to roof space, built-in airing cupboard housing pressurised hot water cylinder and having useful storage shelves, radiator.

Bedroom 1

With uPVC double glazed window, radiator, wood effect flooring, coved ceiling, and a spacious dressing room off having a uPVC double glazed window, wood effect flooring and radiator. 12'7" x 14'7" (3.89m x 4.5m)

Ensuite Shower Room

With tiled shower cubicle having mains fed shower, close couple toilet, wash basin, radiator, uPVC double glazed window, extractor fan. 5'8" x 7'7" (1.78m x 2.37m)



Bedroom 2

With built-in wardrobe, coved ceiling, radiator, uPVC double glazed window and wood effect flooring. 13'7" x 10'7" (4.18m x 3.28m)

Bedroom 3

With built-in wardrobe, uPVC double glazed window, radiator, coved ceiling, and wood effect flooring. 17'3" x 9'7" (5.28m x 2.98m)

Bedroom 4

With uPVC double glazed window, radiator, coved ceiling, wood effect flooring. 13'4" x 9' (4.09m x 2.76m)

Family Bathroom

With panel bath and splash tiling over, tiled shower cubicle housing mains fed shower, wash basin, close couple toilet, radiator, extractor fan and uPVC double glazed window.

9'6" x 9'7" (2.93m x 2.96m)

Outside

At the front of the property is a blocked paved driveway which leads to the detached double garage. From the driveway steps provide access to a footpath and the front entrance door. The front garden includes a small lawn, a variety of shrubs, flowerbeds and ornamental trees as well as external lighting. A side gate provides access to an enclosed side garden which has a gravel bed, a shaped lawn and shrubs and includes an attractive fig tree. The rear garden is fully enclosed and has two shaped lawns, two timber deck areas, a small orchard with three apple trees, minarette and plum trees as well as cultivated blackberry, goose berry and black current bushes. There is also raised herb garden beds, flower and shrub borders and an external cold water tap.

Double Garage

With twin up and over garage doors, power and lighting and electric consumer unit.

18'6" x 18'3" (5.69m x 5.58m)

Services

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

Tenure

Understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in council tax band E.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 10 Mbps and an upload speed of 0.9 Mbps, superfast download speed of 54 Mbps and upload speed of 14 Mbps and an ultrafast download speed of 10000 Mbps and an upload speed of 10000 Mbps. Openreach and Nexfibre are the available networks.

Mobile

We understand from the Ofcom website there is likely mobile coverage from EE and Three and limited coverage from O2 and Vodafone.

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.

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
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2114 sq.ft. (196.4 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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John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

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