



22 Mount Pleasant Louth LN11 9DR

£139,000

Council Tax Band C

**JOHN TAYLORS**  
EST. 1859

This beautifully presented late Victorian mid terrace house that offers a perfect blend of period character and modern living. The property boasts a spacious open plan lounge and dining room, providing versatile space for entertaining or relaxing. The house is conveniently located for the town centre, making it ideal for those seeking easy access to local amenities. The rear garden is south east facing and enjoys plenty of sunlight throughout the day offering a peaceful outdoor retreat. Additionally the property comes with the added benefit of no onward chain, making for a straightforward purchase. EPC rating C.

## Louth

Louth is an attractive town with a population of approximately 17,000 and enjoys a thrice weekly market, independent shops and national retailers, three supermarkets, leisure centre, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of national beauty and positioned some 25 miles north-east of the city of Lincoln and some 16 miles south of Grimsby.

## Rooms

### Open plan lounge diner

With uPVC double glazed front door and fan light over, uPVC double glazed window to front and rear elevations, two radiators, alcove cupboard housing electric consumer unit, wood effect flooring, central heating control panel and recessed spotlights.

23'8" x 11'6" (7.26m x 3.56m) maximum width and depth measurement



### Kitchen

With modern fitted kitchen comprising of wall and base cupboards, wood effect worktops over, porcelain sink and drainer with mini sink, washing machine, fridge, tiled splash backs, integrated electric hob and oven and extractor hood over, gas fired central heating boiler, uPVC double glazed windows, radiator and uPVC double glazed rear access door.

17'4" x 6' (5.32m x 1.85m) maximum depth measurement

### Rear Porch

With uPVC double glazed rear entrance door and side window.

7'5" x 4'5" (2.3m x 1.39m)

### First Floor Landing

With access to roof space.

### Bedroom one

With uPVC double glazed window and radiator.

9'8" x 12'3" (3m x 3.75m) maximum into chimney recess.

### Bedroom two

With radiator and uPVC double glazed window.

8'3" x 7'3" (2.55m x 2.24m)

### Bathroom

With white suite comprising of a panel bath with shower attachment over and splash boarding, wash basin, WC, chrome heated towel rail/radiator, extractor fan and recessed spotlights.

6'1" x 5'9" (1.86m x 1.82m) maximum width measurement.

### Outside

At the front of the property is a small garden area which is mostly laid to gravel and has a concrete footpath, all enclosed with a low-level brick wall. Between the rear of the property and the rear garden, there is a shared footpath providing access back to Mount Pleasant. Beyond the the footpath, the garden comprises of a paved patio area with a lawn and includes a timber shed.



**Service**

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

**Tenure**

The property is understood to be freehold.

**Council Tax Band**

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

**Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 8 Mbps and an upload speed of 0.9 Mbps and a superfast download 55 Mbps and upload speed of 12 Mbps. Ultra fast download 10000 speed of 10000. Openreach, Virgin media and Nexfibre network is available.

**Mobile coverage**

We understand from the Ofcom website there is good mobile coverage from EE with limited cover from other mobiles.

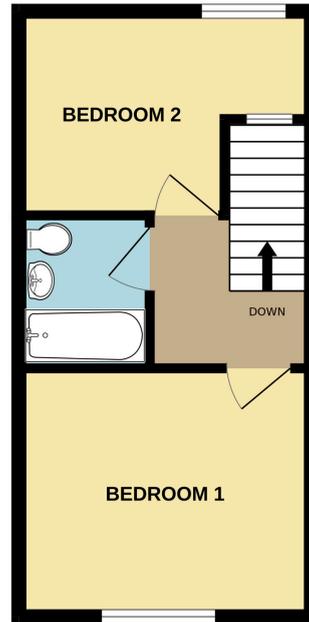
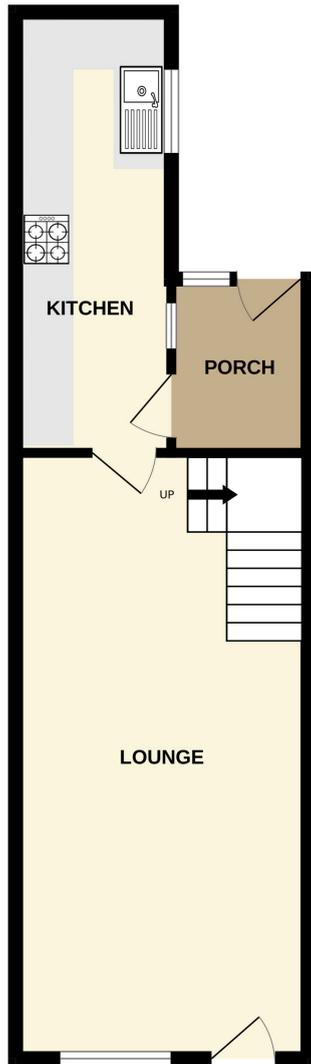
**Viewing**

Strictly by appointment from our Louth office. Hours Monday to Friday 9 - 5pm. Saturday 9 - 1pm.



GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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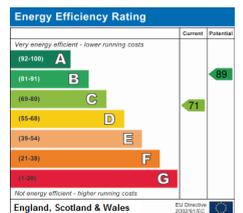
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.