



6 Quarryside Louth LN11 9JE

£315,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

Detached Bungalow

We are pleased to offer this impressive large detached bungalow, ideally located just a short distance from the town centre in a sort after cul-de-sac. With ample off street parking, including a double length garage, this property offers the perfect combination of convenience and comfort. This is a great opportunity for those looking for a comfortable home in a convenient location with the added benefit of no onward chain. Epc rating tbc.

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.

Recessed Porch

With overhead light, tiled floor, and uPVC double glazed front door.

Hallway

The spacious hallway has a mirror fronted built-in cloaks cupboard, access hatch to roof space, central heating thermostat, radiator, built-in airing cupboard housing hot water cylinder and having shelving as well as the central heating control panel.

W.C

With close couple toilet, radiator, handbasin and timber framed double glazed window.

Lounge

With triple glazed uPVC windows to front and side elevations, feature fireplace housing stove effect gas fire, radiators. 14'6" x 13'6" (4.47m x 4.17m)

Dining room

With uPVC double glazed window, radiator, opening to kitchen and uPVC double glazed patio door opening to conservatory. 13'6" x 13'1" (4.17m x 4m)

Kitchen

With a range of fitted wall and base cupboards in cream and having wood effect worktops over. PVC sink having drainer board and mixer tap, tiled splashbacks, integrated electric hob and extractor hood over, integrated Neff oven and grill, Vaillant gas fired central heating boiler, plumbing for washing machine, light tunnel to ceiling, Blomberg integrated dishwasher, uPVC double glazed window, tiled walls and uPVC double glazed rear access door. 13'1" x 9'6" (4m x 2.95m)

Conservatory

This larger than average conservatory has uPVC double glazed windows, part glazed pitch roof & brick base, radiator and two uPVC double glazed side entrance doors. Maximum depth measurement. 23'9" x 9'6" (7.3m x 2.95m)

Bedroom 1

With uPVC double glazed window, radiator and fitted wardrobe. 12'2" x 9'8" (3.72m x 2.99m)

Bedroom 2

With uPVC double glazed window, radiator and fitted wardrobe. 12'1" x 8'4" (3.7m x 2.57m)



Bedroom 3

With uPVC doubled glazed window and radiator.

9'7" x 6'5" (2.97m x 2m)

Shower Room

With modern suite comprising of a tiled mains fed shower cubicle, vanity wash basin, close couple toilet, fitted bathroom cabinet with mirror and shaver light over, extractor fan, part tiled walls, radiator.

9'6" x 7'8" (2.95m x 2.38m)

Outside

The front garden is mostly laid to lawn and includes a concrete path and concrete driveway leading to the garage. At the side of the bungalow is an area of lawn with flower and shrub borders and includes another concrete driveway providing extra off street parking. Immediately behind the property is a paved patio area with low-level brick wall boundary and an embankment which we are informed by the seller has previously had Japanese Knotweed growing on it but has been treated some 10 years ago. Please contact office for further details.

Double Length Garage

With up and over electric garage door, power and lighting and pedestrian access to the rear of the bungalow.

31'8" x 9'4" (9.7m x 2.87m)

Services

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

Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and Three and likely coverage from 02 and Vodafone.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast broadband available with download speed 10000 Mbps and upload speed of 10000 Mbps. Nextfibre, Openreach and Virgin Media are the available networks.

Tenure

Tenure The property is understood to be freehold.

Council Tax Band

According to the governments online portal this property is currently in Council Tax Band D.

Please Note

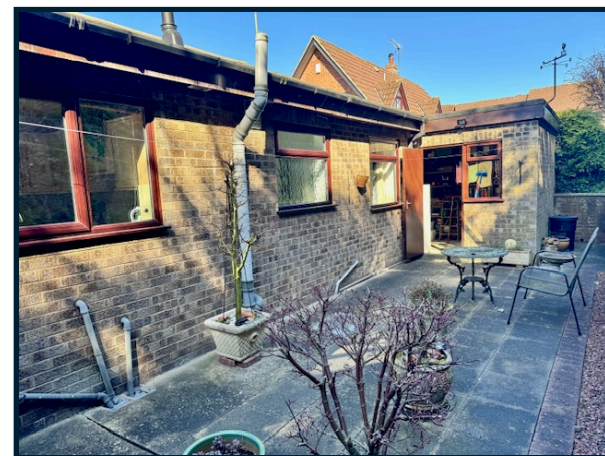
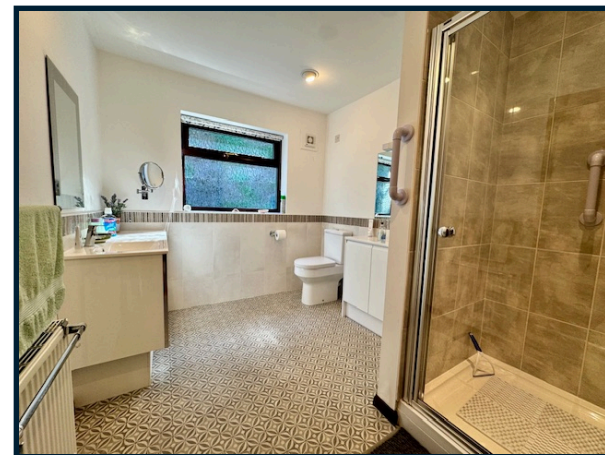
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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
1603 sq.ft. (148.9 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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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