



7 Swallow Drive Louth LN11 0DN

£279,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859

**This stunning detached bungalow has been refurbished throughout to an impeccable standard, offering a perfect blend of modern comfort and classic charm. This home boasts generous size rooms and a contemporary finish with plenty of space for multiple vehicles ensuring convenience for residents and guests as well as a low maintenance west facing rear garden perfect for relaxing or entertaining. With a spacious living room area and generous sized and well proportioned bedrooms, this bungalow offers the ideal environment for comfortable living. No onward chain. EPC rating C.**

#### **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**

##### **Recessed Porch**

**With overhead light, tiled flooring and new double glazed composite entrance door and matching side window.**

##### **Entrance Hall**

**This spacious hallway has new wood effect flooring, radiator, built-in storage cupboard, access to roof space with pull down ladder and is half boarded.**

#### **Lounge**

With brick feature fireplace having stone hearth and timber mantle shelf, new wood effect flooring, radiator, two uPVC double glazed windows, TV aerial point, coved ceiling, new uPVC double glazed patio doors opening out to the rear patio area.

18'4" x 13' (5.62m x 3.98m)

#### **Breakfast Kitchen**

With modern fitted kitchen comprising of wall and base cupboards and drawers, having wood effect worktops over. Stainless steel sink and drainer board having a mixer tap, tiled splash backs, integrated new electric oven, hob and Russell Hobbs extractor hood over, new integrated Indesit dishwasher, plumbing for washing machine and space for a fridge, elongated radiator, new Ideal gas fired combination boiler, uPVC double glazed window and side access door, wood effect flooring, recessed spotlights.

13'8" x 10'8" (4.22m x 3.3m)

#### **Bedroom 1**

With uPVC double glazed window, radiator and newly fitted carpet.

13' x 10'4" (3.98m x 3.19m)

#### **Bedroom 2**

With newly fitted carpet, radiator and uPVC double glazed window.

13'8" x 9'1" (4.22m x 2.78m)

#### **Bedroom 3**

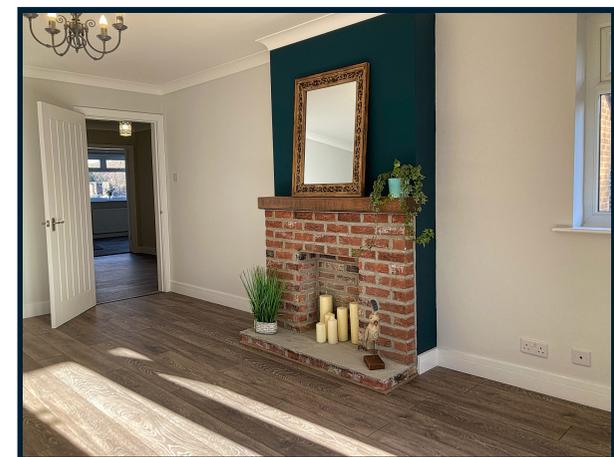
With uPVC double glazed window, radiator and newly fitted carpet.

10'2" x 7'9" (3.12m x 2.43m)

#### **Bathroom**

With newly fitted suite comprising of a large tiled shower cubicle having mains fed rain shower and hand held shower combo, panel bath, close couple toilet, vanity wash basin, elongated radiator, tiled walls, extractor fan, uPVC double glazed window, new wood effect flooring, and recessed spotlights.

8'9" x 7'8" (2.73m x 2.4m)



### **W/C**

With close couple toilet, wash basin, radiator, part panel effect walls, uPVC double glazed window, fitted mirror, recessed spotlights and wood effect flooring.

8'9" x 3'3" (2.74m x 1.03m)

### **Outside**

The front garden is mostly laid with stone chips and includes a newly built low-level brick wall to front boundary, semi-mature tree, concrete footpath providing access to the side of the bungalow and driveway leading to the garage and providing ample off street parking. The sunny west facing low maintenance rear garden comprises of a stone paved covered patio area with overhead single pitch roof providing an outdoor living space and external power points. Beyond the patio the garden is mostly paved and includes raised flower & shrub bed, all enclosed with low-level brick and block walls .

### **Single Garage**

With up and over garage door, power and lighting, cold water tap, and UPVC double glazed pedestrian access door. 18' x 9'1" (5.49m x 2.8m)

### **Services**

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

### **Tenure**

The property is understood to be freehold.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 9 Mbps and an upload speed of 0.9 Mbps and a superfast download 74 Mbps and upload speed of 20 Mbps. Ultrafast 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin and Nextfibre is available.

### **Mobile**

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

### **Council Tax Band**

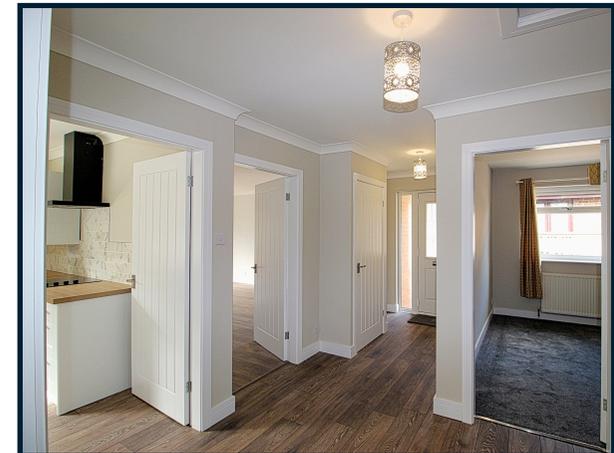
According to the governments online portal, the property is currently in Council Tax Band C.

### **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.





**John Taylors**

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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.

