



51 Southlands Avenue Louth LN11 8EW

£295,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

Tucked away at the end of a quiet cul-de-sac this well maintained semi-detached house offers a rare opportunity to secure a home on a plot of just under a quarter of an acre. Boasting generous room sizes throughout, the property provides excellent living space for families or those seeking room to grow. Key features include a bright and inviting sun lounge, perfect for relaxing or entertaining year round, ample off street parking and a well equipped kitchen. The property is offered with no onward chain, and is a 'must see' home in a peaceful location, combining privacy, space and convenience. EPC rating C.

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

Entrance Hall

With uPVC double glazed front door and matching side windows, radiator & under stairs storage area.

Lounge

With fireplace having solid fuel stove and timber mantle shelf over, coved ceiling, uPVC double glazed bay window having plantation style shutters. Maximum measurements into bay & chimney recess
14'5" x 11'3" (4.44m x 3.47m)

Dining room

With fireplace housing solid fuel stove and timber mantle shelf over, uPVC double glazed window with plantation style shutters, radiator, under the stairs cupboard housing electric consumer box and meter. uPVC double glazed doors opening to sun lounge. Maximum measurements.
17'1" x 11'2" (5.22m x 3.42m)

Sun Lounge

With uPVC double windows and plantation style shutters, radiator, uPVC double glazed patio doors and plantation style shutters, recessed spotlights and solid pitch roof.
13'9" x 12'4" (4.25m x 3.8m)



Stairs To First Floor Landing

With access to roof space, uPVC double glazed window having plantation style shutters.

Bedroom 1

With uPVC double window, radiator, built-in airing cupboard housing hot water cylinder and storage shelving over. 11'2" x 10'6" (3.43m x 3.26m)

Bedroom 2

With built-in wardrobes and cupboards over, uPVC double glazed window having plantation style shutters, radiator. Minimum width measurement.

10'9" x 8' (3.34m x 2.46m)

Bedroom 3

With uPVC double glazed window and plantation style shutters, radiator. 7'8" x 7'6" (2.4m x 2.34m)

Shower Room

With large walk in shower cubicle having mains fed Aqualiser shower, wash basin, toilet with concealed cistern, tiled walls, extractor fan, illuminated shaver mirror, uPVC double glazed window, chrome heated towel rail/radiator. 5'9" x 5'3" (1.82m x 1.64m)

Outside

The larger than average size gardens wrap around the property on three sides and include a concrete and gravel driveway with timber gated entrance, shaped lawns, inset shrubs and semi-mature trees, flower and shrub borders, concrete patio area, raised vegetable beds, glass greenhouse, two timber sheds, timber summer house, ornamental pond and cold water tap.

Detached Single Garage

With uPVC double glazed windows, power and lighting, up and over garage door.

Services

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

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 1000 Mbps and upload speed of 100 Mbps. Openreach and Virgin Media are the available networks.

Mobile

We understand from the Ofcom website there is 62% coverage from 3, 72% from Vodafone, 74% from EE and 74% from O2.

Tenure

The property is understood to be freehold.

Council Tax Band

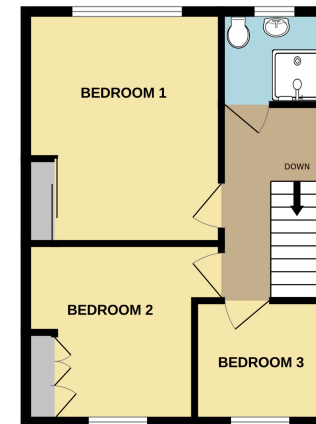
According to the government's online portal, the property is currently in Council Tax Band B.



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		