



14 Theodore West Way Louth LN11 0FA

£185,000

JOHN TAYLORS  
EST. 1859

**This beautifully presented modern end terrace house offers a bright, light filled interior and thoughtfully designed layout, ideal for a first time buyer, downsizing or an investment purchase. Located within walking distance of the town centre, it combines comfort and convenience in a sort after setting and benefits from three bedrooms with the main bedroom having an en-suite shower room as well as a generous size rear garden and an off street parking space. 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.

## Rooms

### Entrance Hall

With panel effect composite front door, built-in cupboard housing Vokera gas fired combination central heating boiler, radiator, under the stairs storage area.

### Cloakroom

With close couple toilet, hand basin, radiator and extractor fan. 2'8" x 7' (0.88m x 2.15m)

### Lounge

With uPVC double glazed window, radiator, Siemen digital room thermostat. 10'2" x 13'4" (3.13m x 4.1m)



### Kitchen

The kitchen area comprises of fitted wall and base cupboards with cream fronts, worktops over, stainless steel sink having drainer board and mini sink, tiled splash backs, integrated Blomberg electric oven, electric hob and stainless steel extractor hood over, space for fridge freezer, space for washing machine, uPVC double glazed window and opening to dining room area. 8'6" x 11'4" (2.65m x 3.5m)

### Dining Room

With uPVC double glazed patio doors providing access to rear garden patio, radiator. 8'3" x 11'5" (2.53m x 3.53m)

### Stairs leading to 1st floor landing

With access to roof space having pulldown ladder and partial boarding, built-in storage cupboard.

### Bedroom One

With uPVC double glazed window, radiator and Siemen digital room thermostat. 10'3" x 10'8" (3.14m x 3.3m)

### Ensuite shower room

With tiled shower cubicle housing mains fed bar shower, wash basin, close couple toilet, chrome heated towel rail/radiator and extractor fan. 10'5" x 2'9" (3.21m x 0.91m)

### Bedroom two

With radiator, and uPVC double glazed window. 8'6" x 10'8" (2.65m x 3.31m)

### Bedroom three

With built-in wardrobes, radiator and uPVC double glazed window. Minimum depth. 8'2" x 7'3" (2.5m x 2.24m)

### Bathroom

With 'P' shaped bath having a bar shower over and glass shower screen, splash tiling over bath, wash basin, close couple toilet, uPVC double glazed window, fitted mirror, chrome heated towel rail/radiator and extractor fan. 6'6" x 6'1" (2.03m x 1.86m)

### Outside

To the front of the property is an allocated parking space. The spacious rear garden comprises of sandstone paved patio areas, shaped lawn, flower and shrub beds, large timber shed with power and lighting, and a smaller timber shed, external power points and cold water tap. There is a shared passageway with the adjoining property providing access to the rear of the property. Please note that the greenhouse is not included in the sale.

### Services

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

### Tenure

The properties understood to be freehold.

### Council Tax Band

According to the councils online portal the properties currently in Council Tax Band A.

### Service Charge

We are informed by the seller that there is a monthly service charge for the maintenance of the communal areas. Please contact the office for further details.

### 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. Ultrafast broadband available with download speed 80 Mbps and upload speed of 20 Mbps. Superfast broadband available with download speed of 10000 Mbps and upload speed of 10000 Mbps. Openreach and Nextfibre networks are available.

### Mobile

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





FLOORPLAN

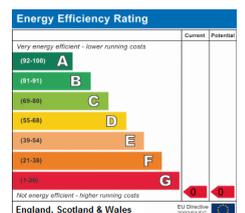
## John Taylors

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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.