



7 Southfield Drive Louth LN11 9ED

£190,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

Link detached house

Tucked away in a pleasant cul- de-sac, this link detached house offers comfortable living in a sort after and convenient location. Just a short walk from local amenities, it's the perfect balance of peaceful surroundings and every day practicality.

Whether you are a first time buyer, a growing family, or looking to downsize in a convenient yet peaceful spot, this property presents a fantastic opportunity. 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 Porch

Entrance porch With uPVC double glazed hardwood front door and side window, radiator, dado rail, coved ceiling, and built-in cloaks cupboard.

Lounge

With Georgian style feature fireplace, dado rail, coved ceiling, radiator, uPVC double glazed window. Maximum width & minimum depth measurements. 17'1" x 12'7" (5.23m x 3.9m)

Kitchen Diner

With fitted wall and base cupboards, PVC sink having mini sink and mixer tap, integrated gas hob and electric oven with extractor hood over, tiled splash backs, space for washing machine, Ideal Classic gas fired central heating boiler, uPVC double glazed window, coved ceiling, built-in storage cupboard, radiator and uPVC double glazed door opening to conservatory. Minimum depth measurement. 17'1" x 8'7" (5.22m x 2.67m)



Conservatory

With uPVC double glazed windows and door, power and lighting, radiator and polycarbonate pitch roof.10'4" x 7'9" (3.2m x 2.42m)

Stairs To First Floor Landing

With uPVC double glazed window, dado rail, built-in airing cupboard housing hot water cylinder.

Bedroom 1

With uPVC double glazed window, radiator, built-in wardrobe and coved ceiling. Minimum width & depth measurements. 11'1" x 9'1" (3.39m x 2.78m)

Bedroom 2

With built-in wardrobe, radiator, coved ceiling and uPVC double glazed window. Minimum depth & width measurements. 8'8" x 8'4" (2.7m x 2.58m)

Bedroom 3

With uPVC double glazed window and radiator. 7'6" x 7'1" (2.34m x 2.18m)

Bathroom

With 'P' shape panel bath having shower over, wash basin, close couple toilet with concealed system, fitted cupboards and shelf , heated towel rail/radiator, uPVC double glazed window and radiator. 7'8" x 5'5" (2.39m x 1.68m)

Outside

The front garden is mostly laid to lawn and includes a concrete driveway and footpath. The enclosed rear garden is again mostly laid to lawn and includes a paved patio area and flower and shrub borders as well as a timber shed.

Garage

The deep garage has an up & over garage door, power and lighting as well as a pedestrian access door. 22'9" x 7'9" (7m x 2.43m)

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 13 Mbps and an upload speed of 1 Mbps. Superfast download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast broadband is also available with a download speed of 1000 Mbps and an upload speed of 100 Mbps. Openreach and Virgin Media are the available networks.

Mobile

We understand from the Ofcom website there is limited coverage from three and Vodafone, and likely coverage from O2 and EE.

Services

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 B.





FLOORPLAN

John Taylors

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
39-100 A	
21-38 B	
16-20 C	
10-15 D	
5-8 E	
2-3 F	
1 G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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.