



14 Theodore West Way Louth LN11 0FA

£178,000

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 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**

#### **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

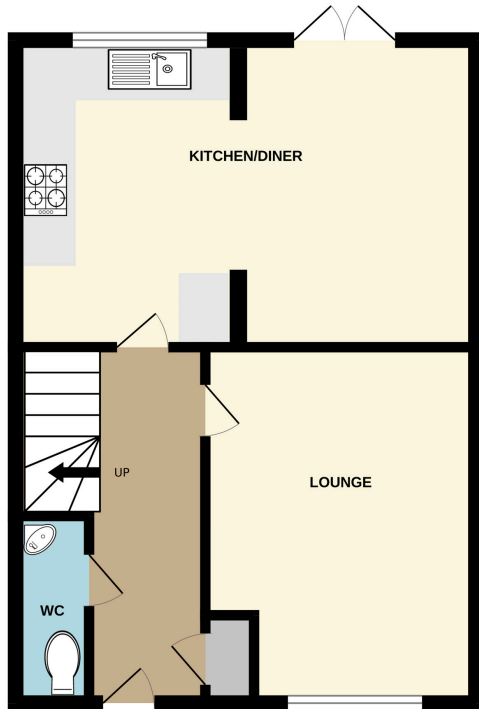
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15 Mbps and an upload speed of 1 Mbps. Ultrafast broadband available with download speed 80 Mbps and upload speed of 20 Mbps. Superfast broadband available with download speed of 10000 Mbps and upload speed of 10000 Mbps. Openreach and Nextfibre networks are available.

### Mobile

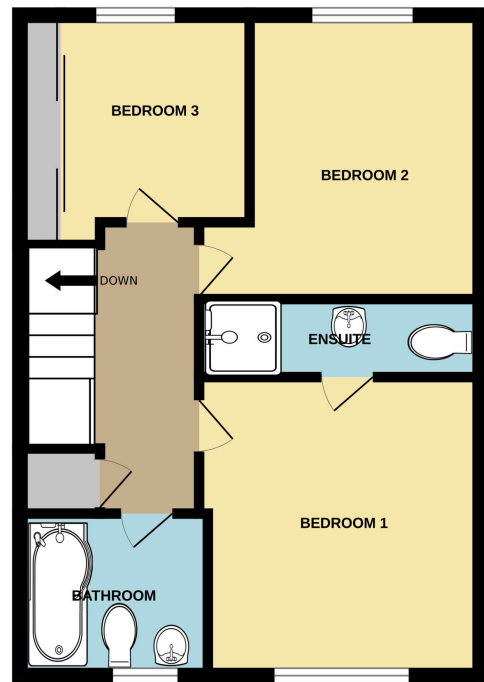
We understand from the Ofcom website there is limited mobile coverage from Three and Vodafone and 02 . With Likely coverage from EE.



GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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## 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.