



6 David Avenue Louth LN11 0DJ

£210,000

JOHN TAYLORS  
EST. 1859



**Located in a peaceful cul-de-sac, this semi-detached bungalow offers a spacious single level living and benefits from a newly fitted kitchen and bathroom as well as a modern gas fired central heating boiler. No onward chain. 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 uPVC double glazed front door, electric meter cupboard, central heating control panel, built-in cupboard housing Ideal Logic gas fired combi central heating boiler, access to roof space.

#### **Lounge**

With stone fireplace housing living flame gas fire, two radiators and opening to dining room.  
Maximum width measurement. 13'9" x 11'9" (4.25m x 3.65m)

#### **Dining room**

With double glazed patio doors, uPVC double glazed window, radiator. 13' x 7'9" (3.97m x 2.43m)



#### **Kitchen**

With newly fitted kitchen units comprising of base and wall cupboards, PVC sink having mixer tap mini sink and drainer board, integrated gas hob, electric oven and extractor fan over, marble effect worktops, tiled splash backs, uPVC double glazed window, uPVC double glazed rear entrance door. Minimum measurements. 11'8" x 8'4" (3.62m x 2.58m)

#### **Bedroom 1**

With uPVC double glazed window, built-in wardrobes and cupboards, radiator. 13'5" x 9'6" (4.14m x 2.95m)

#### **Bedroom 2**

With built-in mirror fronted wardrobes, radiator, wall cupboards, uPVC double glazed window.  
11'2" x 9'6" (3.42m x 2.94m)

#### **Bathroom**

With newly fitted three piece suite comprising of panel bath and mains fed shower over, wash basin, close couple toilet, part tiled walls, uPVC double glazed window, radiator, electric wall mounted heater, recessed spotlights and tiled floor. 6'5" x 5'4" (2m x 1.65m)

#### **Outside**

The garden to the front of the property includes a shaped lawn, flower and shrub beds, ornamental trees, and low-level brick wall with metal railings. A block paved driveway leads to a detached brick built garage. At the rear of the property is a paved patio area, shaped lawns, flower and shrub beds, as well as a glass greenhouse.

#### **Council Tax Band**

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



### Services

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

### Mobile

We understand from the Ofcom website there is 62% performance from three, 72% with Vodafone, 74% with 02 and 74% with EE.

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a download speed of 11 Mbps and upload of 1 Mbps, Superfast download speed of 75 Mbps and upload speed of 20 Mbps. Ultrafast broadband is also available with an download speed of 1000 Mbps and an upload speed of 100 Mbps. Openreach and Virgin Media are the available networks.

### Tenure

The property is understood to be freehold.

### Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### 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.





FLOORPLAN

## John Taylors

The Mart 127 Eastgate Louth LN11 9QE

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
105-149 <b>A</b>	
81-101 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	
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.