



4 Alpha Terrace Queen Street Place Louth LN11 9BD

£225,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859



Situated on a small modern development off Queen Street and within easy walking distance of the town centre, this stylish one and a half story detached home offers the perfect blend of contemporary living and low maintenance convenience. Built in 2021, the property is ideal for downsizes, retirees, investors or those seeking a turn-key Air B&B opportunity. The home boasts a spacious lounge, a bright and airy kitchen diner, two generously sized double bedrooms, and an allocated off street parking space. No onward chain. EPC rating B.

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 composite front door and uPVC double glazed side window and slim fan light over opening to a spacious hallway & having an under the stairs storage cupboard, digital thermostat and underfloor heating as well as doors opening to utility room , lounge and open plan access to kitchen diner.

### Utility Room

Comprising fitted wall & base units and worktop over, integrated washing machine, cupboard housing hot water cylinder and electric air source heat pump control panel, uPVC double glazed window to front elevation and door to:

7'1" x 5'7" (2.19m x 1.76m)

### WC

With wash basin, close couple toilet and extractor fan.

3'1" x 5'7" (0.96m x 1.75m)

### Lounge

Having two uPVC double glazed windows overlooking the rear garden, recessed spotlights and digital thermostat control & underfloor heating, tv point. 10'7" x 17' (3.28m x 5.21m)



### Kitchen Diner

The kitchen area comprises of a range of fitted wall and base cupboards with slate effect worktops over & breakfast bar, PVC sink and drainer board, integrated Zanussi electric hob & oven , extractor hood over, Lamona integrated dishwasher and fridge freezer, uPVC double glazed window. The dining area comprises of a uPVC double glazed patio doors opening out to a paved patio area, digital thermostat & underfloor heating.

10'9" x 19'4" (3.33m x 5.94m)

### Stair to first floor landing

With recessed spotlights.

### Bedroom 1

With Key Lite roof window, radiator and uPVC double glazed window. Maximum depth into sloping ceiling.

10'8" x 15'5" (3.3m x 4.75m)

### Bedroom 2

With Key Lite roof window , uPVC double glazed window and radiator. Maximum depth into sloping ceiling.

10'8" x 15'5" (3.3m x 4.75m)

### Bathroom

With panel bath having T bar shower over, splash tiling and glass shower screen, close couple toilet, wash basin, chrome heated towel rail/radiator, shaver point, extractor fan and fitted mirrored fronted bathroom cabinet. Maximum depth into sloping ceiling.

8' x 6'3" (2.46m x 1.94m)

### Outside

The enclosed rear garden comprises of sandstone paved patio and footpath, external power points, artificial grass & a gate providing access to a public walkway known as The Gatherums, all enclosed with a brick wall.

### Services

The property is understood to have mains water, electricity, drainage. Central heating and hot water are provided by an electric air source heat pump with underfloor heating on the ground floor and traditional radiators on the first floor.

### Tenure

Property is understood to be freehold.

**Council tax band.**

According to the government online portal, the property is currently in council tax band C.

**Broadband**

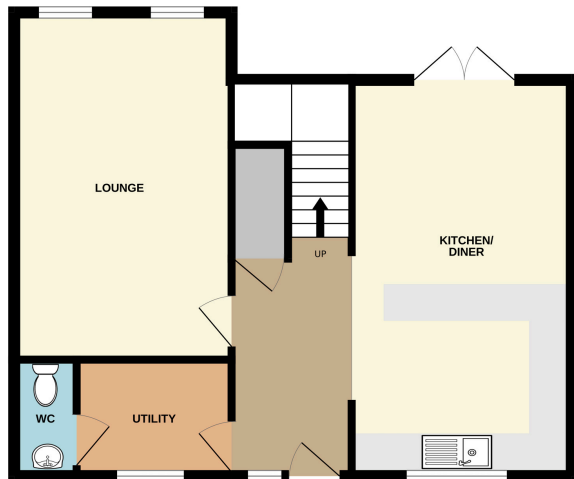
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Openreach and Nexfibre are the available networks.

**Mobile**

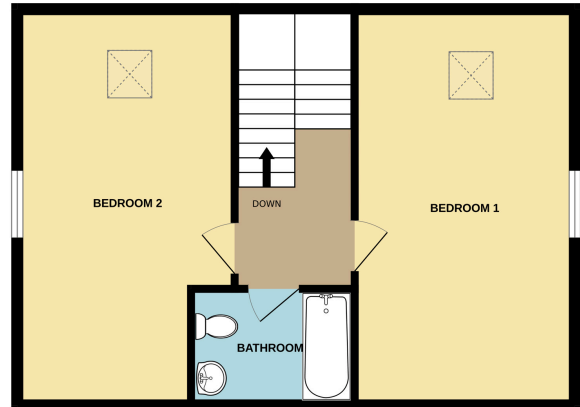
We understand from the Ofcom website there is 68% coverage from 3, 81% from Vodafone, 80% from EE and 78% from O2.



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: [johntaylors.com](http://johntaylors.com)

Email: [enquiries@johntaylors.com](mailto:enquiries@johntaylors.com)

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.