



14 Kidgate Louth LN11 9HN

£115,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859



Nestled in the heart of Louth's sort after Conservation Area, this delightful terrace cottage offers convenience and comfort and just a short stroll from the town centre. The property benefits from gas central heating and no onward chain and is ideal for first time buyers, downsizers, or as an investment. EPC rating C. No Onward chain.

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

### Lounge

With part glazed front door, radiator, telephone point and secondary glazing to window. Maximum depth measurement. 12'8" x 12'3" (3.92m x 3.77m)

### Inner Lobby

With under stairs cloaks area.

### Bathroom

With panel bath having shower attachment over and splash back tiling, wash basin, close couple toilet, radiator and extractor fan. 5'9" x 5'8" (1.81m x 1.77m)

### Kitchen

With fitted kitchen comprising wall and base cupboards, worktops over, stainless steel sink and drainer board, tiled splash backs, space for washing machine, electric cooker, part glazed rear access door, radiator and secondary glazing to window. Maximum measurements. 10'6" x 9'7" (3.26m x 2.98m)



### Stairs To First Floor Landing

With access to roof space.

### Bedroom 1

With radiator and secondary glazing to window. Maximum measurements. 6'2" x 4'7" (1.91m x 1.46m) & 12'8" x 7'5" (3.93m x 2.31m)

### Bedroom 2

With radiator, secondary glazing into window, built-in cupboard housing Vaillant gas fired combi central heating boiler. 9'2" x 9'1" (2.82m x 2.8m)

### Outside

The rear garden is mostly paved and includes a cold water tap and is enclosed with timber fencing and a gate providing access to a shared footpath leading to Lee Street. Beyond the yard is a small brick built store.

### Services

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

### 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 Virgin 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.

### 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 A





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.