



28 Lee Street Louth LN11 9HJ

£130,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

**A spacious 19th century terrace house which is ideally situated for the centre of the town and within Louth's conservation area and which comprises of two reception rooms and a breakfast kitchen on the ground floor and two double bedrooms and a bathroom on the first floor as well as an enclosed rear garden which enjoys views across the town including the historic St James' church. EPC rating E.**

### **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**

#### **Lounge**

With tiled open fireplace, radiator, hardwood six panel front door, telephone point, electric meter cupboard. Measurements into chimney recess.

12'1" x 11'9" (3.71m x 3.63m)

#### **Dining Room**

With tiled open fireplace, radiator, built-in alcove cupboards, side sash window and telephone point. Minimum width measurement.

10'7" x 8'4" (3.28m x 2.57m)



#### **Breakfast Kitchen**

With fitted wall and base cupboards, slate effect worktops, stainless steel sink and drainer, integrated electric oven, gas hob and extractor hood over, uPVC double glazed windows, tiled splash backs, radiator, plumbing for washing machine and space for a fridge, part glazed rear access door, access to roof space, tiled floor and uPVC double glazed patio doors. Maximum depth and minimum width measurements. 5'2" x 26'2" (1.6m x 8m)

#### **Rear lean to Porch**

With part glazed rear access door.

#### **Stairs to 1st Floor Landing**

With access to roof space and radiator.

#### **Bedroom 1**

With radiator and built-in cupboard having a ladder providing access to an attic room. Average width measurement.

10'9" x 11'8" (3.33m x 3.62m)

#### **Bedroom 2**

This bedroom is positioned over the first floor of number 26 and therefore is a flying freehold. The room has a radiator, uPVC double glazed window and built-in cupboard housing a gas fired central heating combi boiler. 11'4" x 7'6" (3.5m x 2.34m)

#### **Bathroom**

With 'P' shaped bath and shower over, wash basin, close couple toilet, uPVC double glazed window, radiator, part tiled walls.

Maximum width and depth measurements.

9' x 5'1" (2.77m x 1.56m)

#### **Outside**

To the front of the property is a small garden and a shared passageway providing rear access. The rear garden includes a paved patio area, flower and shrub beds, all enclosed with brick wall, timber fencing and hedging and enjoying attractive views across the town and St James' church.



### 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 17 Mbps and an upload speed of 1 Mbps, Superfast download speed of 80 Mbps and an upload speed of 20 Mbps and an ultrafast download speed of 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin Media and Nexfibre are the available networks.

### Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and Three, some coverage with O2 and Vodafone.

### 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.

### 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

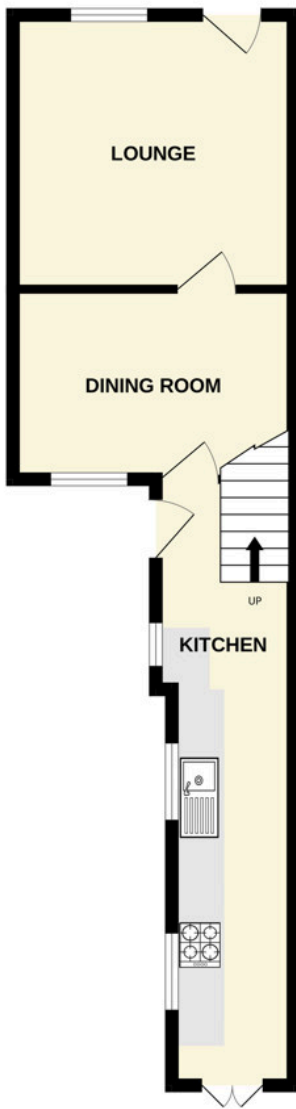
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### Thinking Of Selling?

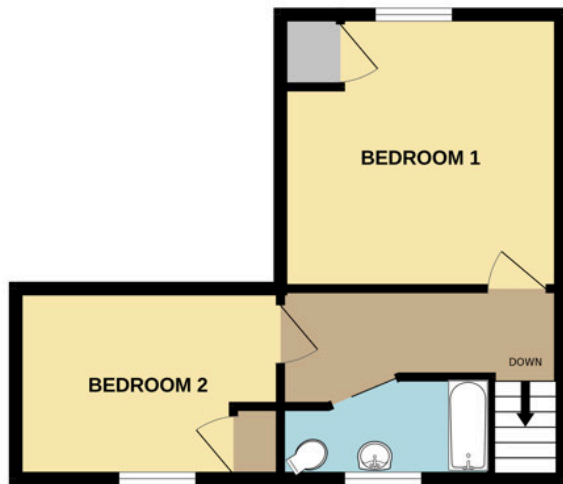
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.0 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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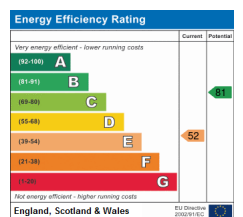
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.