



3 Ticklepenny Walk Louth LN11 0GG

£420,000

Council Tax Band E. EPC Rating C

JOHN TAYLORS  
EST. 1859



**Viewing is highly recommended on this private, family friendly residence. Situated in a secluded position next to Louth's former canal, this spacious and light detached property offers the unique opportunity of a taste of the countryside whilst remaining in a town setting. The sheltered, private south-facing wrap-around gardens are ideal for outside play whilst the open-plan kitchen diner, separate utility and large lounge are perfect for entertaining guests. Upstairs provides a generous master bedroom and en-suite, with three further bedrooms and a family bathroom. EPC Rating C. Council Tax Band E. NO ONWARD CHAIN.**

#### **Location**

Louth is an attractive market town with a population of approximately 17,000 which 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. The property is situated on the north eastern outskirts of the town, adjacent to Louth's historic former canal which provides the opportunity to enjoy attractive waterside walks either into Louth's historic centre or out towards the nearby villages of Alvingham and North Cockerington and beyond.

#### **Reception Hall**

This spacious and bright hallway has a Hive heating control panel, composite double glazed front door and matching side window, further uPVC double glazed window to side elevation, coved ceiling, radiator, under stairs storage area, Karndean floor covering, security alarm control panel.

#### **Cloakroom**

With WC, hand basin, vinyl tile flooring, extractor fan, uPVC double glazed window and radiator 6' x 3' (1.83m x 0.93m)

#### **Office**

With uPVC double glazed window, radiator, coved ceiling, electric consumer box installed in 2020. Maximum measurements.

9'4" x 4'7" (2.88m x 1.44m)

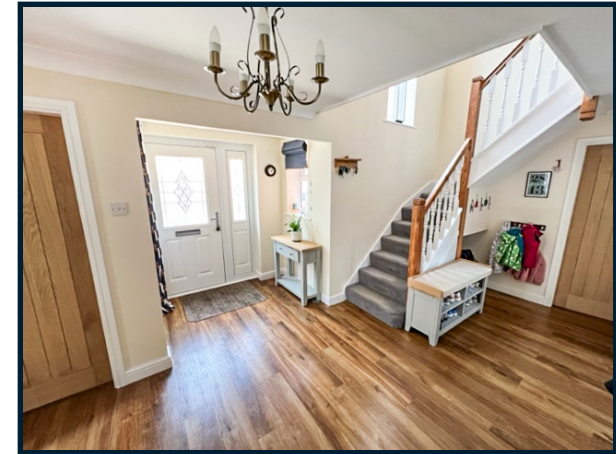
#### **Lounge diner**

This large reception area includes an impressive brick inglenook fireplace which houses a gas stove ( disconnected) and has uPVC double glazed windows to side elevations of the external chimney breast. uPVC double glazed bay window, and a radiator, further uPVC double glazed window and radiator to rear elevation, uPVC double glazed patio doors, coved ceiling and double doors providing access to the kitchen diner. Karndean flooring. Minimum depth measurement. 22'8" x 13'6" (6.97m x 4.17m)

#### **Kitchen and Dining Area with underfloor heating.**

**The dining area** includes a uPVC double glazed bay having external double doors providing access to the rear garden. Down lighters and laminate flooring.

**The Kitchen area** comprises of full range of fitted modern wall and base cupboards having Oak wood block work surfaces and breakfast bar with integrated fridge, integrated Bosch gas hob with extractor hood over, integrated Neff dishwasher, ceramic sink with drainer and mini sink, ceramic tiled splashbacks. The built-in larder cupboards include two integrated Bosch ovens and also house a gas fired Worcester Bosch central heating boiler. uPVC double glazed window and down lighters. Under floor heating controlled by thermostatic control panel.



### Utility Room

A spacious utility room which comprises of fitted wall and base cupboards, wood effect worktops, ceramic sink having mini sink and drainer board, ceramic tiled splashbacks, space for washing machine and dryer, space for a fridge freezer, elongated radiator, down lighters, double glazed composite rear access door, laminate flooring and uPVC double glazed window.

12'1" x 7'4" (3.71m x 2.27m)

### Stairs To 1st Floor Landing

With elongated uPVC double glazed window to half landing, radiator, coved ceiling, access to roof space, and built-in airing cupboard housing hot water cylinder and storage shelving.

### Bedroom 1

With large uPVC double glazed window to front elevation, a smaller uPVC double glazed window to side elevation and coved ceiling.

16'4" x 13'7" (5m x 4.18m)

### En-suite Shower Room

With tiled shower cubicle housing pump fed power shower, wash basin, WC, built-in storage cupboard, uPVC double glazed window, radiator, extractor fan and built-in laundry cupboard.

Minimum measurement.

10'8" x 5'8" (3.3m x 1.79m)

### Bedroom 2

With uPVC double glazed window overlooking rear garden, radiator and coved ceiling.

11' x 9' (3.37m x 2.75m)

### Bedroom 3

With radiator, two uPVC double glazed windows and coved ceiling.

14'9" x 7'3" (4.57m x 2.24m)

### Bedroom 4

With uPVC double glazed window overlooking rear garden, radiator and coved ceiling.

7'8" x 7' (2.38m x 2.16m)

### Family Bathroom

With panelled bath, mains fed shower over, glass shower screen and splash tiling. Wash basin, WC, radiator, uPVC double glazed window, extractor fan and shaver point. Minimum width measurement.

7' x 5'9" (2.14m x 1.8m)

### Gardens

The property is access via a shared private driveway off Charles Avenue. At the front of the house is a gravel driveway with metal entrance gates attached to brick pillars. The rear garden is enclosed with timber fencing and hedges and provides a great deal of privacy and is mostly laid to lawn with a paved patio area and large timber shed.

### Detached Double Garage

With one electric up and over garage door, power and lighting, pulldown ladder providing access to partially boarded storage space, composite double glazed pedestrian access door, car charger and security light to exterior wall. Please note that due to the location of the pedestrian access door, the up and over garage door adjacent to it does not open. 17'7" x 17'8" (5.42m x 5.44m)

### Services

The property is understood to have mains water, electricity, gas and drainage. The drains have a pumping system that connects to the mains drainage. Gas central heating (with underfloor heating to kitchen diner area). A security alarm linked to Apps.

### Tenure

The property is understood to be freehold.

### Council tax band

According to the governments online portal, the property is currently in Council Tax Band E.

### 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.





GROUND FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	