



Corner House Authorpe Road South Reston Louth  
LN11 8JJ

**Guide Price** £220,000

Council Tax Band D

**JOHN TAYLORS**  
EST. 1859



**An excellent opportunity to an affordable traditional detached cottage which offers spacious rooms as well as ample off street parking and is situated on a corner plot within the village. NO ONWARD CHAIN EPC rating C.**

## Rooms

### Entrance Hall

With uPVC double glazed front door, tiled floor, Camray 3 oil fired central heating boiler and timer control, uPVC double glazed window.

### Ground Floor Shower room

1 With lined shower cubicle housing mains fed shower,, wash basin, tiled walls, radiator and tiled floor, uPVC double glazed window.  
6'2" x 5'8" (1.9m x 1.77m)

### Lounge

With fireplace housing and LPG stove effect fire and having style timber surround, three uPVC double glazed windows, two radiators and wall lights. Measurement into chimney recess.  
18'7" x 11'6" (5.72m x 3.55m)

### Dining room

With feature fireplace having Regency style pine surround and tiled hearth, uPVC double glazed window, radiator and openings to Kitchen. Measurements into chimney recess.  
11'9" x 11'6" (3.63m x 3.55m)

### Kitchen

With fitted wall and base cupboards, granite effect worktops, stainless steel sink having mini sink, mixer tap and drainer board, tiled splashback, uPVC double glazed windows, space for electric cooker, under stairs cupboard, tiled floor. Maximum depth measurement.  
12'2" x 12' (3.72m x 3.68m)

### Utility Room

With worktop, plumbing for washing machine, uPVC double glazed window and tiled floor.

### Sun Lounge

5.25 m wide times 1.7 m deep With uPVC double glazed windows and external door, tiled floor, radiator and polycarbonate pitch roof.

### Stairs To First Floor Landing

With uPVC double glazed window and radiator.



### Bedroom 1

With two uPVC double glazed windows and a radiator. Maximum width measurement.  
12'2" x 11'9" (3.73m x 3.63m)

### En-Suite Bathroom

With white suite comprising of a panel bath, WC & wash basin, part tiled walls, access to roof space, radiator uPVC double glazed window with views over open countryside, built-in airing cupboard housing hot water cylinder. Measurements into sloping roof.  
8'8" x 5'9" (2.7m x 1.8m)

### Bedroom 2

With uPVC double glazed window, radiator. Maximum width measurement.  
12'3" x 11'9" (3.75m x 3.63m)

### En-Suite Bathroom

With panel bath, WC, wash basin, electric light shaving point, uPVC double glazed window, radiator and airing cupboard housing hot water cylinder and cold water tank. Measurement into sloping roof.  
11'5" x 6'2" (3.53m x 1.9m)

### Bedroom 3

With radiator, access to roof space and uPVC double glazed window.  
12'3" x 6'5" (3.77m x 1.99m)

### Outside

The gardens include a block paved effect driveway leading to the garage, raised timber deck area, external power point, gravel and concrete slab patio area, gravel driveway with timber entrance gate to the front of the property, small lawn, flower and beds and PVC oil storage tank.



**Garage**

With metal double doors, power and lighting.  
17'2" x 11'3" (5.25m x 3.47m)

**Tenure**

The property is understood to be freehold.

**Services**

Services The property is understood to have mains water, electricity & drainage . Oil fired central heating. Solar panel located on the rear roof which we are informed provides hot water and is owned and not leased.

**Council Tax Band**

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

**Mobile**

We understand from the Ofcom website there is likely coverage from 02 and Vodafone.

**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.

**Additional Information**

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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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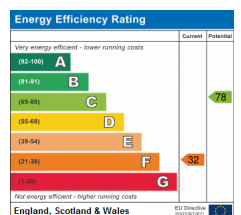
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.