



2 Russet Drive Louth LN11 9FD

£335,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

A well maintained detached family house ideally located in a cul-de-sac within a quiet and established residential area of Louth, close to the town centre. Ease of access to all local amenities cannot be overstated. Within a short walk there is a GP surgery, dispensing chemist, Bus station, CO-OP mini market, cash dispenser, fish & chip shop and a Morrisons supermarket. The town centre and Meridian leisure centre are also within walking distance. There are 3 primary and 2 secondary schools less than a mile away. The property benefits from attractive gardens and a good sized integral garage with parking for a further two cars on the driveway. The accommodation briefly comprises of an entrance hall, lounge, dining room, breakfast kitchen, utility room, conservatory and WC on the ground floor with four good size bedrooms, family bathroom and ensuite on the first floor.

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

Front Entrance Porch

With uPVC double glazed double front doors and matching side windows, tiled flooring, electric and gas meters.

Entrance hall

With uPVC double glazed front door and matching side windows and having etched glass decoration, radiator, central heating thermostat control, under stairs storage cupboard, telephone point, security alarm control panel.

Lounge

With Georgian style fireplace housing gas flame effect fire and having marble hearth and insert, coved ceiling, uPVC double glazed bow window, radiator, uPVC double glazed window to side elevation, telephone and TV points. 11'7" x 16'5" (3.58m x 5.04m)

Dining room

With radiator, coved ceiling, double doors providing access to living room and uPVC double glazed door and matching side windows providing access to the conservatory. 11'6" x 10'8" (3.54m x 3.3m)

Kitchen

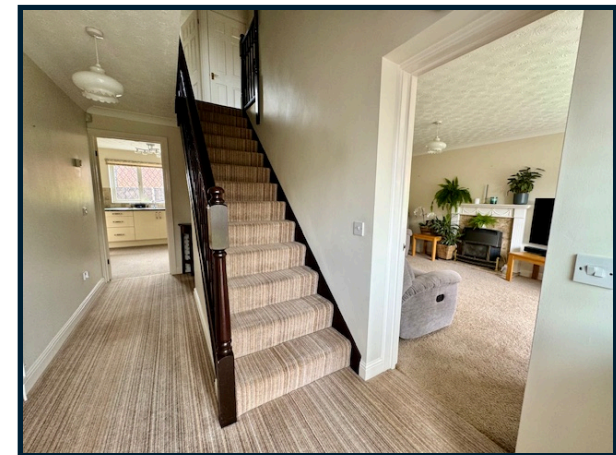
With modern fitted kitchen comprising of wall and base cupboards and drawers with cream fronts, marble effect worktops, stainless steel sink and drainer having mixer tap, water softener and Quooker hot water tap, tiled splashbacks, integrated electric hob and oven, extractor hood, integrated fridge freezer, tiled splash backs, heated drawer, uPVC double glazed window and radiator. 10'5" x 10'8" (3.21m x 3.3m)

Conservatory

Having a brick base and uPVC double glazed windows and doors and tinted glass roof, tiled floor and power points. 7'8" x 8'9" (2.38m x 2.73m)

Utility room

With marble effect worktop, radiator, plumbing for a washing machine and space for a dryer, tiled splash backs, fitted wall cupboard, Ideal Classic gas fired central heating boiler and control panel, uPVC double glazed window, radiator and uPVC double glazed rear access door. 4'8" x 6'8" (1.49m x 2.08m)



WC

With wash basin, close couple toilet, radiator and uPVC double glazed window. 3'6" x 4'9" (1.12m x 1.5m)

First floor landing

With access to roof space, radiator, built-in airing cupboard housing hot water cylinder and immersion heater.

Bedroom 1

With uPVC double glazed window and radiator.

11'7" x 12'8" (3.59m x 3.92m)

Ensuite shower room

With large shower cubicle housing Triton electric shower, vanity wash basin and mirror and shaver light point over, radiator, close coupled WC, uPVC double glazed window, extractor fan and splash board lined walls. 8' x 4'6" (2.46m x 1.42m)

Bedroom 2

With a uPVC double glazed window and radiator.

8'9" x 9'1" (2.74m x 2.79m)

Bedroom 3

With fitted wardrobes, radiator, uPVC double glazed window.

11'1" x 9'7" (3.39m x 2.98m)

Bedroom 4

With Upvc double glazed dormer window, radiator, built-in storage cupboard. 12' x 10'2" (3.66m x 3.12m)

Family bathroom

With panelled bath having a shower screen and Triton electric shower over, wash basin, close couple WC, tiled floor, radiator, part tiled walls, uPVC double glazed window, shaver point, extractor fan. 7'5" x 8'3" (2.31m x 2.56m)

Gardens

The garden to the front of the property comprises of a shaped lawn with inset shrubs and flower beds and block paved driveway leading to the garage. The rear garden comprises of a large paved patio area, raised flower and shrub beds, shaped lawn, cold water tap all enclosed with a brick wall and timber fencing. A gate at each side of the house provides access to the front of the property.

Integral single garage

With power and lighting and electric roller shutter door.

8'6" x 15'4" (2.63m x 4.72m)

Services

The property is understood to have mains water, gas, electricity 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 15 Mbps and an upload speed of 1 Mbps and superfast download 60 Mbps and upload speed of 16 Mbps. Ultrafast download 10000 Mbps with upload speed of 10000 Mbps. Openreach, Virgin Media and Upp networks are available.

Mobile

We understand from the Ofcom website there is limited coverage from Three and 02.. The vendor has informed us that there is good coverage from EE and Vodafone.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the comments online portal, the property is currently in council tax band D.

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.

Please Note

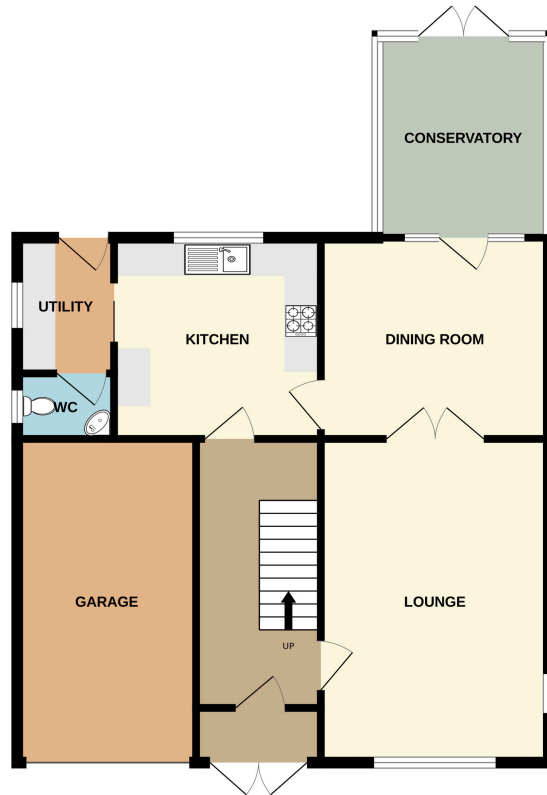
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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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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		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	