



27a Queen Street Louth LN11 9BJ

£115,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

**An historic semi-detached house, dating back to the Pre Victorian era and conveniently situated in Louth's town centre with only a short walk to it's amenities. The property offers good size accommodation including two double bedrooms, spacious lounge and kitchen and enjoys a private walled rear garden with pedestrian access via the neighbouring property. There is NO ONWARD CHAIN. EPC rating D.**

### **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.

### **Front Entrance Lobby**

With panel effect double glazed front door and glazed inner door, opening to:

### **Lounge**

With timber framed double glazed window, radiator and built-in meter cupboard. Maximum width measurement into chimney recess. 14'3" x 14'1" (4.38m x 4.3m)

### **Breakfast Kitchen**

With fitted base cupboards, stainless steel sink and drainer, radiator, uPVC double glazed window, space for a cooker and washing machine. Maximum width measurement into staircase. 15'1" x 9' (4.62m x 2.76m)

### **Rear Entrance Lobby**

With uPVC double glazed rear access door, built-in cupboard housing modern Alpha gas-fired Combi central heating boiler.



### **Breakfast Kitchen**

With fitted base cupboards, stainless steel sink and drainer, radiator, uPVC double glazed window, space for a cooker and washing machine. Maximum width measurement into staircase. 15'1" x 9' (4.62m x 2.76m)

### **Rear Entrance Lobby**

With uPVC double glazed rear access door, built-in cupboard housing modern Alpha gas-fired Combi central heating boiler.

### **Bathroom**

With panel bath and Triton electric shower over, wash basin, WC, part tiled walls, access to roof space, radiator and timber framed double glazed window. 5'9" x 7'4" (1.8m x 2.27m)

### **Stairs to 1st floor**

With overhead cupboard.

### **Bedroom 1**

With built-in cupboard, radiator, access to roof space, ledge and braced period door and timber framed double glazed window. 12'1" x 14'1" (3.7m x 4.31m)

### **Bedroom 2**

With radiator, built-in wardrobe and cupboard over, wash basin and timber framed double glazed window.

### **Outside**

Immediately behind the property is a concrete yard immediately with steps leading up to a lawn which is enclosed with brick walls. There is also a brick built store which has a double power point and light, timber shed and rear pedestrian access via the neighbouring property.

### **Services**

The property is understood to have mains water, electricity, gas and drainage.

### **Tenure**

Understood to be freehold.



**Council Tax Band**

According to the government online portal, the property is currently in Council Tax Band A.

**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**

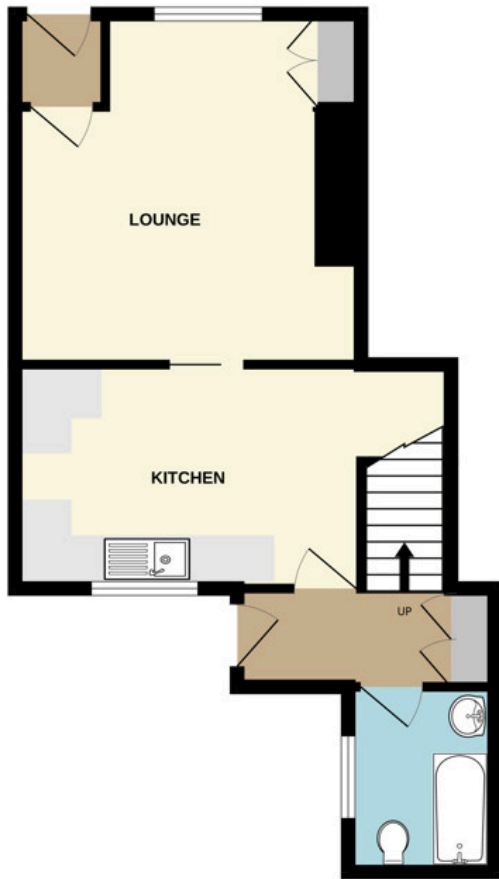
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

**Thinking of Selling?**

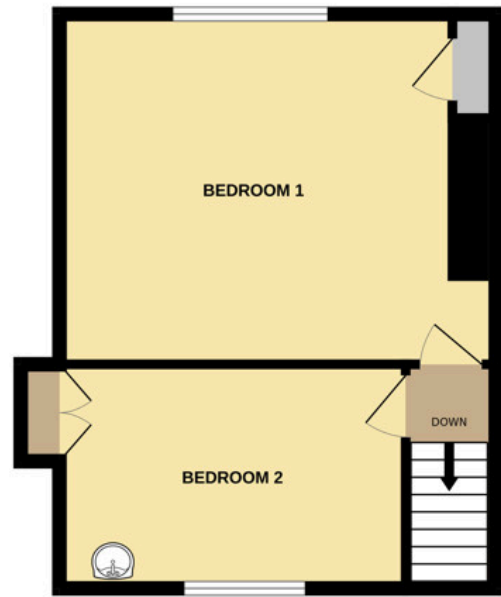
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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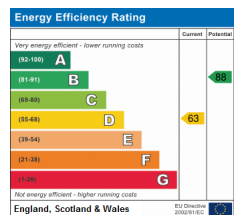
**John Taylors**

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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.