



1 Christopher Close Louth LN11 0BT

£200,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A detached bungalow situated in a popular residential area of Louth which enjoys ample off street parking but does require a scheme of modernisation. The property comprises of an entrance lobby, lounge diner, kitchen, Inner hallway, conservatory, 3 bedrooms, bathroom and has gas central heating and uPVC double glazing. EPC rating D.

Rooms

Front Entrance Lobby

With uPVC double glazed front door and side window, built-in airing cupboard having shelving and radiator.

Lounge Diner

With stone fireplace housing a gas fire, large uPVC double glazed window to front elevation, radiators, coved ceiling, smaller uPVC double glazed window to side elevation, telephone and TV aerial points.

11'1" x 7'4" (3.40m x 2.26m) & 16'7" x 10'4" (5.1m x 3.19m)

Kitchen

With fitted wall and base cupboards, stainless steel sink and drainer, tiled splash backs, space for cooker, extractor hood over, space for slimline dishwasher, uPVC double glazed window and side access door, Glow worm gas fired central heating boiler and timer control, radiator.

6'9" x 5'5" (2.13m x 1.70m) & 11'8" x 6'4" (3.61m x 1.97m)

Inner Hallway

With access to roof space, thermostat control and built-in cloaks cupboard.



Bedroom 1

With coved ceiling, radiator, uPVC double glazed double doors and side windows opening to:

11'1" x 10'2" (3.41m x 3.12m)

Conservatory

Having uPVC double glazed windows and doors, brick base, radiator and polycarbonate pitch roof.

11'4" x 9'1" (3.5m x 2.78m)

Bedroom 2

With uPVC double glazed window, radiator, built-in wardrobes and cupboards and coved ceiling.

12'1" x 10'2" (3.69m x 3.13m)

Bedroom 3

With uPVC double glazed window, radiator and built-in wardrobes with cupboards over.

8'9" x 8'2" (2.72m x 2.5m)

Bathroom

With panel bath, wash basin having fitted cupboards below, close couple WC with concealed cistern, part tiled walls, shaver light, uPVC double glazed window, heated towel rail/radiator, shower cubicle housing Mira electric shower.

8'1" x 8' (2.48m x 2.46m)

Outside

The front garden comprises of a small lawn, concrete footpath and concrete driveway, partially covered with carport and leading to a single detached garage. The garden at the rear of the bungalow comprises of small lawn, paved patio area, raised flower beds, timber shed and small glass greenhouse.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

The property is understood to be freehold.



Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band C.

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

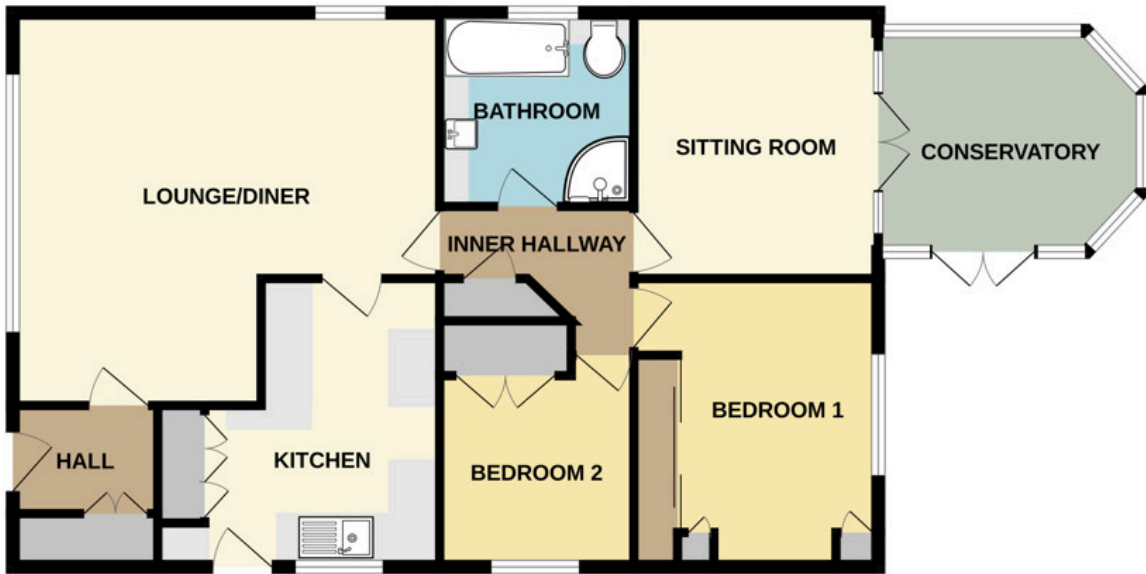
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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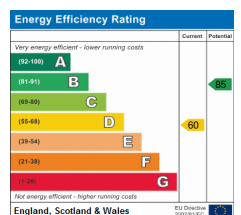
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.