



1 Woolpack Cottages Keeling Street North  
Somercotes Louth LN11 7QT

£150,000

Council Tax Band B

**JOHN TAYLORS**  
EST. 1859

**A spacious modern end terrace house conveniently situated in the centre of this well served village and having three bedrooms, as well as an off street parking space. No onward chain.**

## Rooms

### Front Entrance Porch

With uPVC double glazed front door and window, coved ceiling and electric consumer unit.

### Entrance Hall

With part glazed panel effect inner door and radiator.

### Lounge

With feature fireplace housing an electric fire, radiator, uPVC double glazed window, telephone point, coved ceiling and double doors opening to:

14'5" x 12'9" (4.44m x 3.96m)

### Breakfast Kitchen

With fitted wall and base cupboards, having gloss fronts, granite effect worktops, integrated Lamona, electric hob and extractor hood over, Hotpoint electric integrated oven, stainless steel sink and drainer, space for washing machine, space for slimline dish washer, tiled splash backs uPVC double glazed windows and rear access door, radiator, cushion flooring. 16'2" x 9'7" (4.95m x 2.97m)

### WC

With hand basin, close couple toilet and extractor fan.

### Stairs to first floor landing

With coved ceiling and access to roof space.



### Bedroom 1

Maximum width measurement. With uPVC double glazed window, coved ceiling, built-in wardrobe, radiator.

12'7" x 9'7" (3.88m x 2.97m)

### Bedroom 2

With radiator, uPVC double glazed window and built-in wardrobe.

10'1" x 9'7" (3.08m x 2.97m)

### Bedroom 3

Minimum depth measurement. With uPVC double glazed window, radiator, and built-in storage cupboard.

7'1" x 6'1" (2.18m x 1.87m)

### Bathroom

With white suite comprising of a panel bath with shower attachment over, wash basin, WC, tiled walls, uPVC double glazed window, extractor fan and radiator, cushion flooring.

6'5" x 6' (2m x 1.85m)

### Additional Information

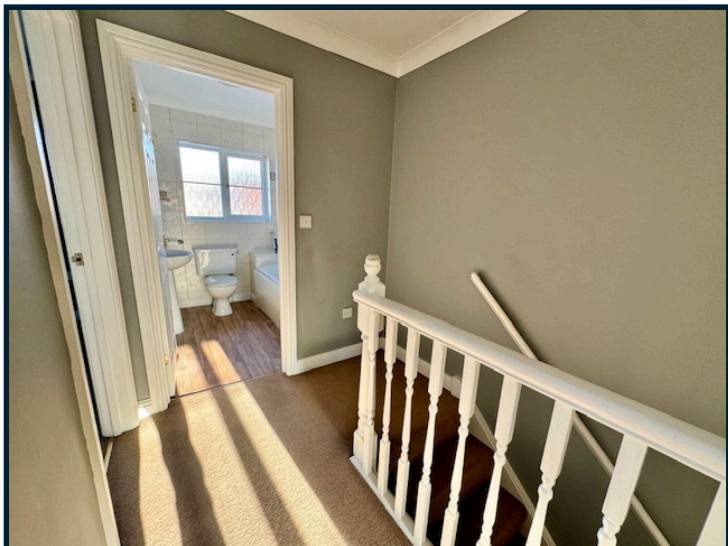
The fitted venetian and vertical blinds will also be left.

### Outside

To the front of the property the garden is mostly laid with gravel and includes a low level brick wall with metal railings and gate and concrete slab footpath which provides access to the front door and also to the rear of the property. The rear garden is mostly laid with timber decking and includes a raised flower bed, oil fired external central heating boiler, cold water tap, PVC oil storage tank and a timber summerhouse and which has power and a light. The property also has an allocated parking space in a communal carpark, located a short distance from the property.

### Mobile

We understand from the Ofcom website there is good mobile coverage from EE, O2 and Vodafone.



**Broadband**

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 19 Mbps and an upload speed of 1 Mbps standard and superfast download of 80 Mbps and upload speed 20 Mbps. The network in the area is Openreach.

**Services**

The property is understood to have mains water, electricity, and drainage. Oil fired central heating with wireless thermostat.

**Tenure**

Property is understood to be freehold.

**Council Tax Band**

According to the government's online portal, the property is currently in council tax band B.

**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**

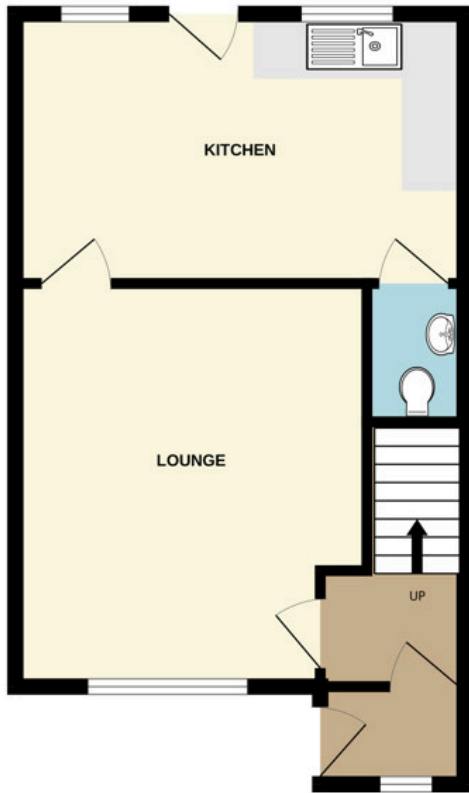
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

**Thinking Of Selling?**

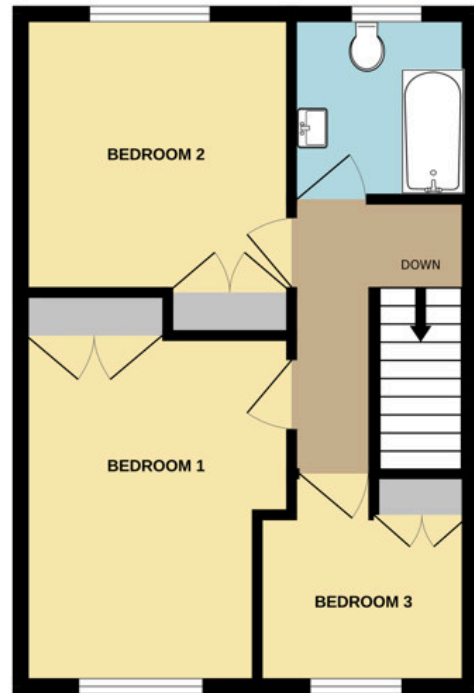
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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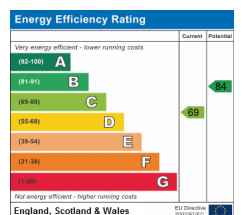
**John Taylors**

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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.