



64a Kenwick Road Louth LN11 8EN

£350,000

Council Tax Band D Tax Price

JOHN TAYLORS  
EST. 1859



**Situated in a popular residential area, this large detached dormer bungalow offers flexible accommodation and would benefit from a scheme of modernisation. The Property benefits from west facing rear garden, a modern gas fired combination boiler and ample off street parking as well as having the potential to create extra accommodation on the first floor subject to any necessary local authority consents. EPC rating E. No onward chain.**

## Rooms

### 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. The property is situated on the south side of the town with amenities close by including a convenience store and public houses and a doctors surgery, Co-op and Spar convenience stores , pharmacy and fish and chip shop on the nearby..

### Recessed Porch

With tiled floor and overhead light.

### Entrance Hall

With uPVC double glazed front door and matching side windows, radiator thermostat control and coving to ceiling.

### Lounge

With feature fireplace housing electric fire, radiator, box bay window having uPVC double glazed windows, coving to ceiling. Maximum depth measurement.

19' x 14'8" (5.8m x 4.54m)

### Dining room

With radiator, coving to ceiling, uPVC double doors opening to conservatory. 12'9" x 10'8" (3.94m x 3.32m)

### Breakfast Kitchen

With fitted wall and base cupboards, stainless steel sink having mini sink and drainer board, integrated gas hob, space for fridge and slimline dishwasher, integrated electric oven, radiator, uPVC double glazed window and further circular shaped double glazed window as well as a single glazed timber casement window, tiled splash backs, access to roof space, pedestrian access door to garage. 15'5" x 8'8" (4.74m x 2.71m)

### Conservatory

With double glazed windows and patio door, polycarbonate roof. 15'9" x 8'3" (4.85m x 2.54m)

### Bedroom 1

With radiator, coving to ceiling, uPVC double glazed window. 14'4" x 10'9" (4.4m x 3.33m)

### En-Suite Wet Room

With electric shower, close couple toilet, vanity wash basin, radiator, uPVC double glazed window, walls partly covered with splash boarding, chrome heated towel rail.

7'4" x 6'8" (2.28m x 2.1m)

### Bedroom 2

With fitted wardrobes, chest of drawers & cupboards, wash basin, uPVC double glazed window, radiator and coving to ceiling.

Maximum width measurement.

14'8" x 11'4" (4.52m x 3.5m)

### Bathroom

With panel bath and mains fed shower over, wash basin, close couple toilet, heated towel rail, radiator, tiled walls, glass block window feature, built-in laundry cupboard, extractor fan.

10'4" x 7'5" (3.19m x 2.31m)

### First Floor Landing

With open tread staircase.



### Bedroom 3

With radiator ,uPVC double glazed window and sloping ceilings.  
Maximum width and depth measurements.  
17'6" x 11'5" (5.39m x 3.51m)

### Office/ Bedroom 4

With uPVC double glazed window, sloping ceiling, radiator and door opening to store room. Width measurement extending to 5.25m.  
11'3" x 8'7" (3.47m x 2.67m)

### Store room 1

With sloping ceilings and small doorway opening to:

### Store room 2

With uPVC double glazed window, sloping ceilings and access to loft space.

### Garage & Utility Room

With timber up and over garage door, power and lighting, uPVC double glazed external door, PVC sink and drainer board unit, plumbing for automatic washing machine, Worcester Bosch gas fired central heating boiler and thermostat control. 9' 4" x 6' 3" (2.89m x 1.94m) & 18'8" x 9' (5.75m x 2.75m)

### Outside

The front garden includes a concrete driveway as well as gravel beds with inset flowers and shrubs. The spacious rear garden comprises of paved patio areas, ornamental pond, shaped lawns, timber shed and glass greenhouse, inset shrubs and flowerbeds.

### Please Note

We are aware that planning permission was granted for 107 dwellings on the open farm land to the rear of this property under reference N/105/00909/16 on 11/11/2016 and non -material amendment consent on 16/07/2020 under planning reference N/105/00967/20. Full planning details can be viewed at [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk) under the quoted planning references. 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.

### Services

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

### Tenure

Property is understood to be freehold.

### Council Tax Band

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

### Mobile

We understand from the Ofcom website there is limited coverage from EE, Three and Vodafone inside and more likely coverage from EE, Three, Vodafone and 02 outside.

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 7 Mbps and an upload speed of .8 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Ultrafast download 10000 Mbps and Upload 10000 Mbps. Openreach and Upp networks are available.

### 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.

### 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.

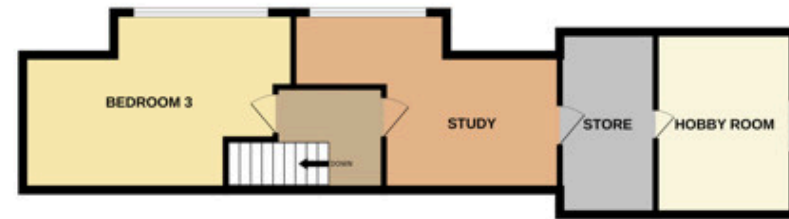




GROUND FLOOR  
1448 sq.ft. (134.5 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.2 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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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		
(69-80)	C		
(55-68)	D		70
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	