



2 Vanessa Road Louth LN11 9LF

£300,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

An excellent opportunity to require a spacious detached bungalow conveniently situated for access to the town centre and located in the desirable west side of the historic town of Louth. The property stands in a good size plot of approximately 0.14 acres & has a good size entrance hall & living room, two double bedrooms and a third single bedroom, bathroom and a generous size breakfast kitchen.

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

Recessed Porch

With overhead light.

Entrance Hall

With uPVC double glazed window and entrance door, radiator, central heating thermostat control, built-in storage cupboard.

Lounge

With gas fire and Victorian style surround, two uPVC double glazed windows, radiator and double glazed sliding patio door. 17'3" x 11'9" (5.3m x 3.63m)

Breakfast Kitchen

With the kitchen area comprising of wall and base cupboards, wood effect work surfaces, stainless steel sink having mini sink and drainer board, tiled splash backs, space for cooker and fridge freezer, uPVC double glazed windows and rear access door, radiator and built in cupboard housing Mexico Ideal gas fired central heating boiler. 16'4" x 11'2" (5m x 3.44m)

Bedroom 1

With built-in wardrobes and cupboards over , radiator and uPVC double glazed window. Minimum depth measurement. 11'8" x 11'7" (3.62m x 3.58m)



Bedroom 2

With radiator and uPVC double glazed window.
11'5" x 10'4" (3.53m x 3.18m)

Bedroom 3

With uPVC double glazed window, radiator and access to roof space. 11'5" x 6'9" (3.53m x 2.11m)

Bathroom

With panel bath and mains fed shower over, wash basin, close couple WC, radiator, tiled walls, uPVC double glazed window. Minimum width measurement.
7'8" x 5'9" (2.39m x 1.81m)

Outside

The front garden is mostly laid lawn and has a blocked paved driveway leading to the single garage. The spacious rear garden is again mostly laid to lawn and is enclosed with hedges and fencing.

Garage

With up and over door, plumbing for washing machine, power and lighting, pedestrian access door.
16'8" x 9'4" (5.13m x 2.87m)

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 governments online portal the property is currently in Council Tax Band C.

Viewing Arrangements

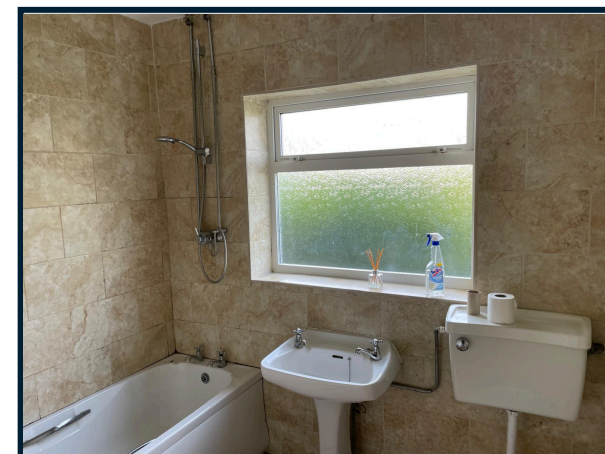
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

We are aware that the neighbouring land beyond the property's rear garden has planning permission for 9 detached dormer dwellings & bungalows under planning reference N/105/01405/22. 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
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.

