



55 Upgate Louth LN11 9HD

£450,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

Town House

An attractive early Victorian townhouse situated within the towns conservation area . The property has been greatly improved by current owner and offers many character features and has a stylish modern fitted kitchen and luxurious bathrooms, ample off street parking which includes a large double garage as well as being conveniently situated for the town centre.

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.

Portico Entrance Porch

With supporting columns below and sandstone steps.

Entrance Hall

With three panel front door and fan light over, ornate corning to ceiling, picture rail, chequered pattern Amtico floor covering, radiator and under stairs storage cupboard.

Lounge

With ornate fireplace having black marble Regency style surround and cast iron grate, original corning to ceiling and picture rail , alcove cupboards, deep skirting boards, radiator, bay window with plantation style shutters, Amtico Oak style flooring, French doors opening to dining room area. Measurements into chimney recess but not into bay. 17' x 13'4" (5.21m x 4.1m)

Dining Room Area

With corning to ceiling, picture rail, timber frame window with plantation style shutters, radiator, Amtico Oak style flooring and opening to:

12'9" x 12' (3.95m x 3.67m)

Kitchen Area

Having a luxuriously fitted kitchen comprising of a range of base and wall cupboards and drawers, quartz worktops, ceramic sink having mini sink and mixer tap, space for range cooker and stainless steel cooker hood over, tiled splash backs , integrated waste bin & Bosch dishwasher, Worcester Bosch gas fired central heating boiler, double glazed windows, space for fridge freezer, down lighters and opening to:

16'2" x 7'7" (4.95m x 2.35m)

Boot Room/Rear Entrance Lobby

With glazed rear access door, central heating control panel, radiator, timber frame double glazed window, Amtico Oak effect flooring & down lighters

10'3" x 7'7" (3.16m x 2.35m)

Ground Floor Bathroom/Laundry Room.

With white suite comprising of a bath with tiled panel and splash tiling above, vanity wash basin and concealed cistern toilet unit, elongated heated towel rail /radiator, extractor fan, Amtico flooring cupboard off housing plumbing for washing machine and having a fitted storage shelving unit. Further storage cupboard off.

7'6" x 2'1" (2.32m x 0.67m)

First Floor Landing

The elegant staircase has a sweeping Mahogany hand rail and turned newel posts. There is a double glazed sash window and corning to ceiling.



Bedroom 1

With sash window having plantation style shutters, coving to ceiling, radiator, deep skirting boards, six panel door & down lighters. Maximum width & Minimum depth measurements. 17'1" x 14'8" (5.23m x 4.53m)

En-Suite Shower Room

With large walk in shower, having mains fed shower with rain shower and hand held shower attachments, splash tiling and glass screen, close couple toilet with concealed cistern, vanity wash basin unit and tiled splashback, cornicing to ceiling, elongated radiator, illuminated mirror, six panel door and down lights. 9' x 6'3" (2.76m x 1.93m)

Bedroom 2

With sash window, two radiators, cornicing to ceiling, sealed over bedroom grate, access to roof space. 17'2" x 12'7" (5.25m x 3.89m)

Bedroom 3

With double glazed sash window, six panel door, access to roof space, radiator and down lighters. 13'1" x 9'4" (4m x 2.88m)

Open Plan Walk Through Wardrobe

Which provides access to bedroom four and includes built in wardrobes, double glazed sash window, radiator, cornicing to ceiling, downlights

Bedroom 4

With the side sliding sash window, radiator, down lighters. 14'1" x 7'3" (4.31m x 2.25m)

Shower Room

With tiled shower cubicle housing mains fed shower, vanity wash basin, close couple WC, side sliding sash window having etched glass pattern, down lighters and illuminated circular bathroom mirror. 9' x 4'2" (2.75m x 1.31m)

Outside

At the front of the property the garden is mostly laid to gravel and includes box hedge feature, brick hand gate pillars with coping stones and ornate metal railings and hand gate. Electric timber gates open inwards to a cobbled effect driveway with flower and shrub borders and which leads to the double garage. Immediately behind the property is a sandstone paved yard with cold water tap and a patio seating area. Beyond the yard the garden is mostly laid with artificial grass with a flower bed to one side as well as a Victorian style street lamp post and a low-level brick wall.

Double Garage

With two pairs of timber double gates, power and lighting. 25' x 16'9" (7.65m x 5.17m)

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 governments website, the property is currently in Council Tax Band D.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps and a superfast download 80 Mbps and upload speed of 22 Mbps. Ultrafast 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin and Upp networks are available.

Mobile

We understand from the Ofcom website there is likely mobile coverage from O2 and limited with three EE and Vodafone.

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.



GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 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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