



53 Amanda Drive Louth LN11 0AZ

£270,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

A spacious and well-maintained detached house which enjoys ample off-street parking as well as an attractive rear garden. The accommodation comprises two good size reception rooms, breakfast-kitchen with utility room off on the ground floor and four generously sized bedrooms, bathroom and ensuite on the first floor. No onward chain.

Rooms

Front Entrance Porch

With uPVC double glazed front door and side window, tiled floor.

Entrance Hall

With uPVC double glazed door and matching side window, radiator, under stairs cupboard and central heating thermostat.

Lounge

With large uPVC double glazed window, radiator, coved ceiling, Georgian style feature fireplace and glazed sliding double doors opening to:

15'7" x 12'6" (4.81m x 3.87m)

Dining room

With radiator, coved ceiling and uPVC double glazed sliding patio doors.

11'5" x 11' (3.52m x 3.37m)

Breakfast-Kitchen

With modern fitted kitchen units comprising wall and base cupboards, stainless steel sink having mini sink and drainer board, tiled splash backs, wood block effect worktops, space for gas cooker, uPVC double glazed window, Ideal Mexico gas fired central heating boiler, control panel, radiator and electric blind.

Measurement extending to 3.50m

17'6" x 8'8" (5.37m x 2.7m)

Utility Room

With plumbing for washing machine, wall and base cupboards and worktop, uPVC double glazed window and rear access door.

6'3" x 5'9" (1.94m x 1.81m)

Toilet

With wash basin, toilet, radiator and uPVC double glazed window.

5'8" x 3'2" (1.78m x 0.98m)

Stairs To First Floor Landing

With access to roof space.

Bedroom 1

With uPVC double glazed window, radiator, built-in wardrobe and cupboard over. 13'3" x 9'5" (4.08m x 2.9m)

En-Suite Shower Room

With tiled shower cubicle housing Triton electric shower, wash basin, WC, radiator, uPVC double glazed window, extractor fan and radiator. Maximum width measurement.

9'4" x 5'3" (2.88m x 1.64m)



Bedroom 2

With built-in wardrobe and cupboard over, radiator and uPVC double glazed window. Width measurement narrowing to 3.00m 13'9" x 11'9" (4.25m x 3.65m)

Bedroom 3

With uPVC double glazed window, radiator, wash basin, built-in wardrobe and cupboard over. Minimum width measurement. 11'5" x 10' (3.51m x 3.07m)

Bedroom 4

With uPVC double glazed window and radiator. 8'8" x 7'5" (2.7m x 2.31m)

Shower Room

With large tiled shower cubicle, wash basin, WC, radiator, part tiled walls, shaver point, uPVC double glazed window and built-in airing cupboard housing hot water cylinder. Maximum width measurement. 8'7" x 7'9" (2.68m x 2.42m)

Outside

The front garden comprises a block paved area with slate bed border, concrete driveway leading to a single garage. The beautifully maintained rear garden includes a paved patio area and walkways, inset flower and shrub beds, timber summer house and shed, cold water tap and hose.

Garage

With electric roller shutter garage door, power and lighting. 17'9" x 9'1" (5.46m x 2.78m)

Services

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

Mobile

We understand from the Ofcom website there is likely coverage from EE, Three and Vodafone. There is also Likely coverage for voice from 02 but limited on data.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 4 Mbps and an upload speed of 0.6 Mbps. Superfast download 49 Mbps and upload speed of 9 Mbps and ultrafast download speed of 10000 Mbps and upload speed of 10000Mbps. The available networks are Openreach, Upp and Virgin Media.

Tenure

The property is understood to be freehold.

Council Tax Band

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

Please Note

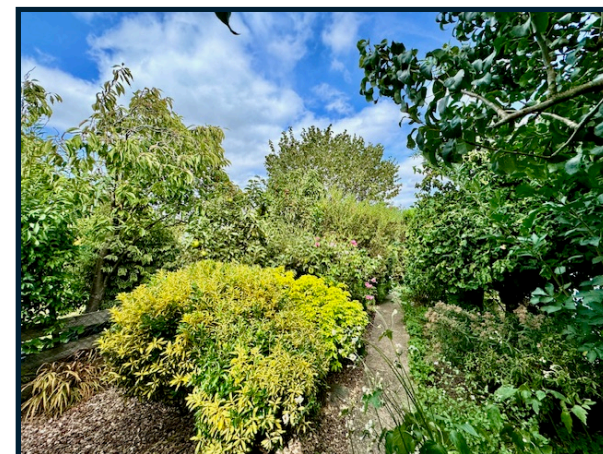
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

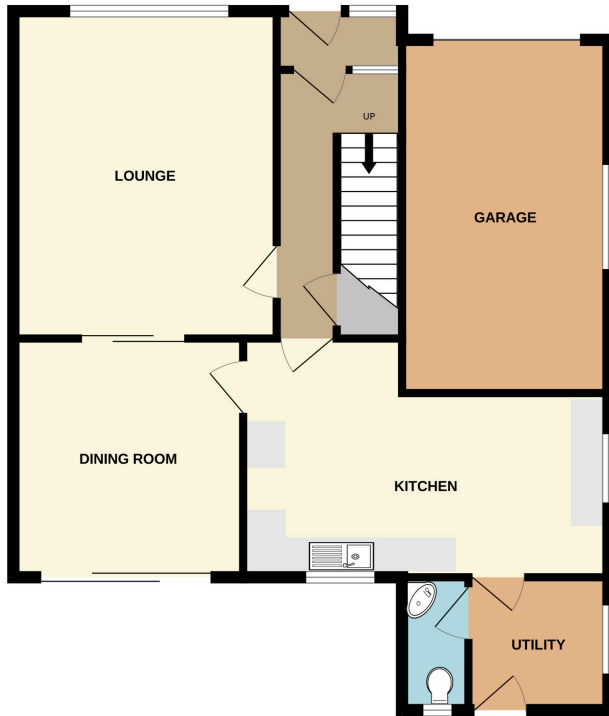
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Thinking Of Selling?

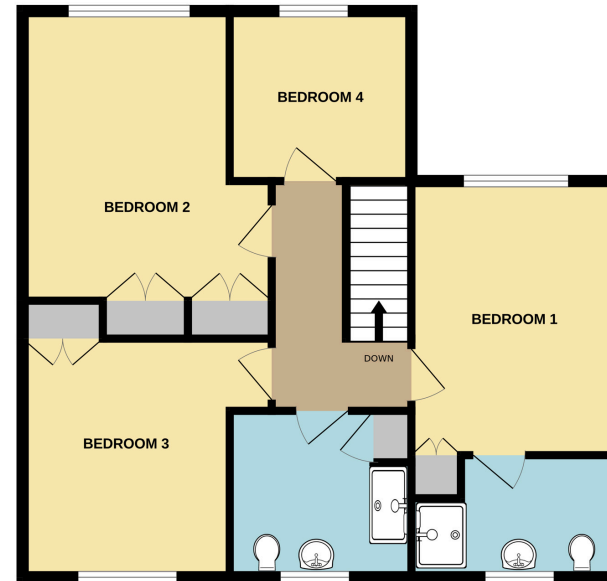
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1532 sq.ft. (142.3 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.
Made with Metropix ©2024

John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

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.

