



8 Eresbie Road Louth LN11 8YG

£270,000

Council Tax Band D

**JOHN TAYLORS**  
EST. 1859

**An excellent opportunity to acquire an attractive detached house situated in a quiet cul-de-sac position on the south eastern outskirts of the town. The property offers well maintained accommodation which includes hallway lounge, spacious kitchen diner, utility and conservatory on the ground floor and four bedrooms, en-suite and bathroom on the first floor. No onward chain. EPC rating C.**

### **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.

### **Entrance Hall**

With part glazed composite front entrance door, radiator, dado rail, central heating thermostat & coved ceiling.

### **Cloak Room**

With hand basin, close couple toilet, radiator & extractor fan.

### **Lounge**

Lounge 4.13 m wide maximum times 4.18 m deep maximum measurements into chimney recess and bay window With Regency style fireplace housing real flame effect gas fire, dado rail, coved ceiling, radiator, uPVC double glazed box bay window, further uPVC double glazed window to side elevation, coved ceiling, telephone point. Measurements into bay & chimney recess. 13'7" x 13'5" (4.18m x 4.13m)



### **Kitchen Diner**

With modern fitted kitchen comprising gloss fronted wall and base cupboards in cream, granite effect worktops and splash backs, integrated gas hob with stainless steel extractor hood over, integrated dishwasher, stainless steel bowl shaped sink and drainer, integrated CDA electric oven, tiled flooring, radiator, down lighters, uPVC double glazed window, uPVC double glazed doors opening to conservatory. 18'7" x 9'6" (5.71m x 2.93m)

### **Utility Room**

Utility room With fitted wall and base cupboards bowl shaped stainless steel sink and wood block effect worktops, tiled splash backs, plumbing for washing machine, tiled floor, composite part glazed side access door, electric consumer unit and built-in storage cupboard. 7'2" x 4'5" (2.21m x 1.4m)

### **Conservatory**

With uPVC double glazed windows and doors, radiator. 9'8" x 9' (3m x 2.77m)

### **Stairs To First Floor Landing**

With dado rail, radiator, uPVC double glazed window, access to roof space and built-in cupboard housing Vaillant gas fired central heating combi boiler.

### **Bedroom 1**

With two uPVC double glazed windows, dado rail, built-in wardrobe and radiator. Maximum width & minimum depth measurements. 13'4" x 9'7" (4.11m x 2.96m)

### **En-Suite Shower Room**

With tiled shower cubicle housing mains fed shower, wash basin, close couple WC, chrome heated towel rail/radiator, uPVC double glazed window, extractor fan, tiled walls and floor.

### **Bedroom 2**

With uPVC double glazed window, radiator, Dado rail and built-in wardrobe. 13' x 8'3" (3.98m x 2.53m)



### Bedroom 3

With uPVC double glazed window overlooking rear garden, dado rail, radiator and built in wardrobe.

9'6" x 9' (2.93m x 2.75m)

### Bedroom 4

With dado rail, radiator and uPVC double glazed window.

9'6" x 6'5" (2.94m x 2m)

### Bathroom

With panel bath having shower over, wash basin, close couple WC, chrome heated towel rail/radiator, tiled walls and floor, extractor fan, shaver points and uPVC double glazed window.

6'8" x 5'8" (2.08m x 1.77m)

### Outside

The property is approached via a shared block paved road. The small garden area to the front of the house is stocked with shrubs and includes a low level hedge. The rear garden includes a paved patio area, shaped lawn and floral borders all enclosed with timber fences & hedges.

### Garage

With up & over garage door, power and lighting, pedestrian access door.

17'3" x 8'3" (5.3m x 2.55m)

### 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 government online portal, 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 8 Mbps and an upload speed of 0.9 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Ultrafast 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin Media and Upp networks are available.

### Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and O2.. Talk Mobile is 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.

### Please Note

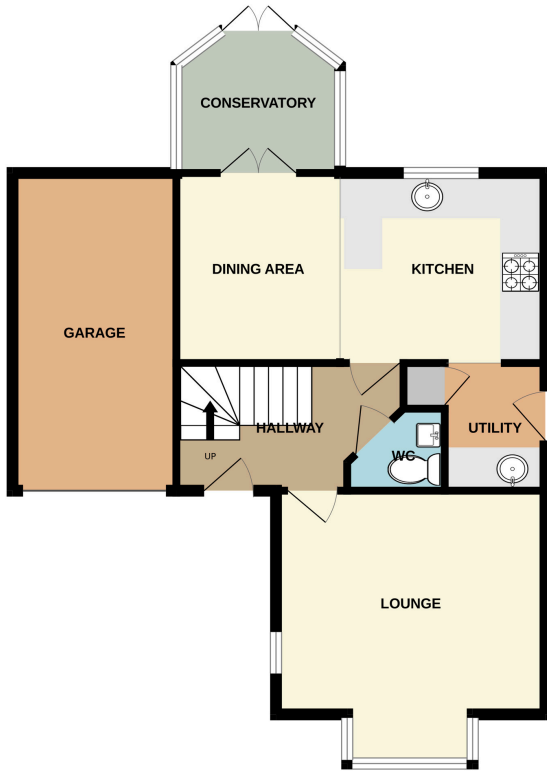
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### 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



1ST FLOOR



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

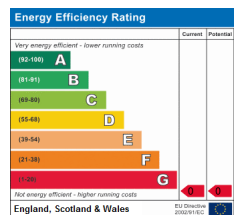
**John Taylors**

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.