

65 Charles Street Louth LN11 0LE

£295,000

Council Tax Band B

JOHN TAYLORS  
EST. 1859



**An attractive semi-detached Victorian house which retains many character features and has a rare benefit of having a large private garden so close to the town centre as well as off street parking which includes a block of four single garages, two of which are currently let out. The property would benefit from a scheme of modernisation and has advantage of having outline planning permission for a separate dwelling granted in 2022 under planning reference N/105/00371/22. EPC rating tbc.**

#### **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**

##### **Entrance Hall**

With six panel front door and side windows, electric meter cupboard, radiator, understairs cupboard and cloakroom area, telephone point.

##### **Lounge**

With fireplace having black marble corbelled surround and housing solid fuel stove, original cornicing to ceiling, sash bay window, part glazed external door, radiator and archway to study. Minimum depth measurement. 14'9" x 12'5" (4.57m x 3.82m)

##### **Study**

With fireplace having grey marble surround and delftware style tiles, built-in alcove cupboard, sash window, external door. 12'5" x 9'8" (3.81m x 3m)

##### **Inner Hallway**

With rear access door.

##### **Ground Floor W/C**

With close couple toilet, wash basin & window.

##### **Dining room**

With fireplace having grey marble corbelled surround and cast iron grate, original cornicing to ceiling, sash window, picture rail, radiator, opening to kitchen. Minimum depth measurement. 16'4" x 12'5" (5m x 3.82m)

##### **Kitchen**

With fitted wall and base cupboards, roll top worktops, stainless steel sink having mini sink and drainer board, tiled splash backs, integrated electric oven and grill, integrated gas hob and extractor hood, plumbing for dishwasher, radiator, and built-in alcove cupboard,. 12'6" x 10'9" (3.85m x 3.35m)

##### **Utility Room**

With stainless steel sink and drainer, fitted wall and base cupboards, roll top work services, plumbing for washing machine and space for a dryer, radiator, gas fired combination boiler, access to roof space, built-in broom cupboard, 15'8" x 4'1" (4.82m x 1.27m)

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

With sash window enjoying views across the town.

##### **Bedroom 1**

With radiator, built-in wardrobe & cupboard over and sash window. Minimum width measurement. 15' x 9'1" (4.6m x 2.78m)

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

With tiled shower cubicle, wash basin, sash window, heated towel rail/radiator, and close couple macerator toilet

##### **Bedroom 2**

With built-in wardrobe, built-in airing cupboard, radiator and sash window enjoying views over the town. Maximum width and minimum depth measurements. 12'5" x 12'1" (3.82m x 3.7m)

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

With tiled shower cubicle, wash basin, heated towel/radiator, light shaver point and close couple macerator toilet.

##### **Rear Landing**

With built-in book shelving



### **Bedroom 3**

With side sliding sash window and further sash window to side elevation, radiator. 11'6" x 9'8" (3.55m x 3m)

### **Bedroom 4**

With side sliding window, built-in wardrobes, radiator 10'9" x 9'5" (3.35m x 2.9m)

### **Bathroom**

With panel bath, vanity wash basin, part tiled wall, shaver light point, heated towel rail/radiator, close couple toilet and radiator. 5'5" x 3'7" (1.70m x 1.14m ) 7'1" x 5'4" (2.19m x 1.66m)

### **Gardens**

The spacious & attractive rear garden includes paved patio area, lawns, flower and shrub beds, semi -mature trees and fruit trees.

### **Former Wash House**

With power and lighting  
8'7" x 7'6" (2.67m x 2.32m)

### **Brick Garden Store & Open End Log Store**

Which forms part of the plot which has outlined planning permission.  
7'6" x 7'2" (2.33m x 2.22m)

### **Block of Garages**

A pedestrian gate provides access from the garden to four single garages and forecourt area with vehicle access off Hawthorn Avenue. Please note that two of the garages are currently let out and three of the garages form part of the building plot. .

### **Services**

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

### **Planning Permission**

At the northern end of the garden the property has outline planning permission for the erection of one dwelling under planning reference N/105/00371/22 dated 17th of June 2022. A copy of the planning decision is available from our office or on East Lindsey's planning portal at [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a superfast download speed of 67Mbps and upload speed of 20Mbps. Openreach is the available network.

### **Mobile**

We understand from the Ofcom website there is likely coverage from Vodafone and limited coverage from Three. O2 and EE have likely coverage for voice but are limited on data.

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

According to the governments online portal, the property is currently in Council Tax Band B.

### **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.

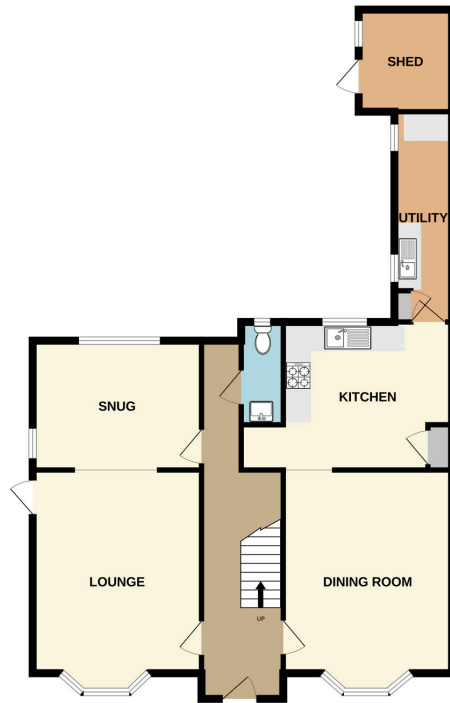
### **Thinking Of Selling?**

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.





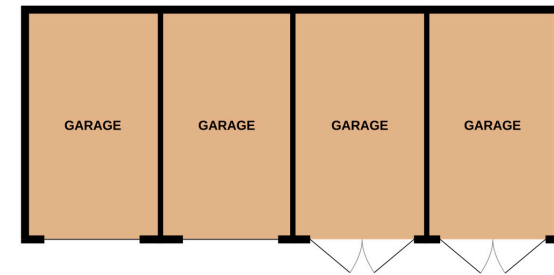
GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



GARAGE  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 2390 sq.ft. (222.1 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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