



3 Albany Close Louth LN11 8EA

£485,000

Council Tax Band E

JOHN TAYLORS  
EST. 1859



**A charming family home situated in a sought-after residential area this well presented detached house offers spacious living in a peaceful cul-de-sac setting. The property benefits from a south facing garden, perfect for outdoor enjoyment throughout the day, and a double garage for ample parking and storage. Recently updated, the property boasts a modern fitted kitchen and gas fired boiler ensuring both style and efficiency. The home is within easy reach of local amenities, making it an ideal choice for those seeking convenience and comfort. 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.**

## **Rooms**

#### **Entrance hall**

**A light and airy hallway having a panel effect double glazed composite front door and uPVC double glazed side windows, coved ceiling, radiator, thermostat control & useful under stairs storage cupboard.**

#### **Lounge**

The spacious living room has a Minster style fireplace housing solid fuel stove, uPVC double glazed patio doors and matching side windows, two radiators, coved ceiling, engineered wooden flooring, doorway to kitchen diner and hallway, uPVC double glazed bay window with plantation style shutters. Measurement extending to 19'6" (6.00m) into bay.

11'8" x 18' (3.62m x 5.5m)

#### **Kitchen Diner**

Kitchen area: With recently fitted kitchen units comprising of flush fronted wall and base cupboards and quartz work tops over, one and a half bowl sink & drainer, integrated Neff oven and grill, integrated Bosch dishwasher, integrated electric induction hob and extractor unit over, uPVC double glazed window with view of rear garden, elongated radiator. Dining area :With built-in pantry cupboards , space for American fridge freezer, elongated radiator, uPVC double glazed patio doors and side windows. 10'5" x 9'2" (3.22m x 2.83m) kitchen area with minimum depth measurement & dining area measurements 10'3" x 10'4" (3.16m x 3.18m)

#### **Utility Room**

With modern Worcester Bosch gas fired central heating boiler, fitted wall and base cupboards and granite effect worktop with stainless steel sink and mixer tap, tiled splash back, plumbing for automatic washing machine, composite side entrance door, radiator.

5'3" x 6'7" (1.63m x 2.06m)

#### **Cloakroom**

With close couple toilet having concealed cistern, radiator, uPVC double glazed window and coved ceiling.

#### **Office / Bedroom**

With uPVC double glazed window and plantation style shutters, coved ceiling, radiator & telephone points.

8'7" x 7'6" (2.68m x 2.33m)



### First Floor Galleried Landing

With radiator, access to roof space, uPVC double glazed window with plantation style shutters, built in airing cupboard having shelving and a radiator.

### Bedroom 1

A good size double bedroom having built-in mirror fronted wardrobe, fitted cupboards, single wardrobe and over bed cupboards, radiator, uPVC double glazed window with plantation style shutters.

13'1" x 10'6" (4m x 3.25m)

### En-suite Shower Room

Comprising Mermaid style lined shower cubicle having mains fed bar shower with rain shower and handheld combo, wash basin and fitted cabinets, close couple toilet with concealed cistern, part tiled walls, uPVC double glazed window & extractor fan. Maximum depth measurement.

6'3" x 7'9" (1.93m x 2.43m)

### Bedroom 2

A further double bedroom having built-in and fitted wardrobes, uPVC double glazed window and plantation style shutters, radiator and coved ceiling. Minimum width measurement. 9'8" x 10'6" (3m x 3.25m)

### Bedroom 3

Comprising built-in wardrobes, radiator, uPVC double glazed window with plantation style shutters and coved ceiling.

12'1" x 7'4" (3.71m x 2.28m)

### Bedroom 4 / Dressing Room

Having fitted chest of drawers and matching built-in wardrobes with overhead lighting, uPVC double glazed window and plantation style shutters, radiator. 8'3" x 7' (2.55m x 2.16m)

### Family Bathroom

With a modern bathroom suite comprising of a panelled bath with bar shower tap, close couple WC with concealed system, wash basin, and cupboard below, part tiled walls, tiled shower cubicle housing Triton mains fed shower, elongated radiator, uPVC double window, extractor fan and coved ceiling. Minimum depth measurement. 6'3" x 6'9" (1.94m x 2.13m)

### Outside

The property is accessed via a private road. At the front to the property, there is a paved footpath and stone chip beds and a tarmac driveway with turning area leading to the double garage. The side and rear gardens comprise of raised vegetable beds, timber deck area housing a timber shed, shaped lawn, stone footpaths, flowerbeds, raised patio areas covered with artificial grass and decking. In the corner of the rear garden there is a large timber summer house with seated on timber decking and having power and lighting. The garden is all securely enclosed with timber fencing.

### Detached Double Garage

The large garage has two electric roller shutter doors, power and lighting. 17'8" x 17'7" (5.44m x 5.41m)

### Services

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

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 6 Mbps and an upload speed of 0.7 Mbps. Superfast broadband is also available with a download speed of 36 Mbps and upload speed of 12 Mbps. Openreach is the available network.

### Mobile

We understand from the Ofcom website there is limited mobile coverage from EE, Three and Vodafone. There is likely voice coverage and limited data from 02.

### 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 E.

### 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.

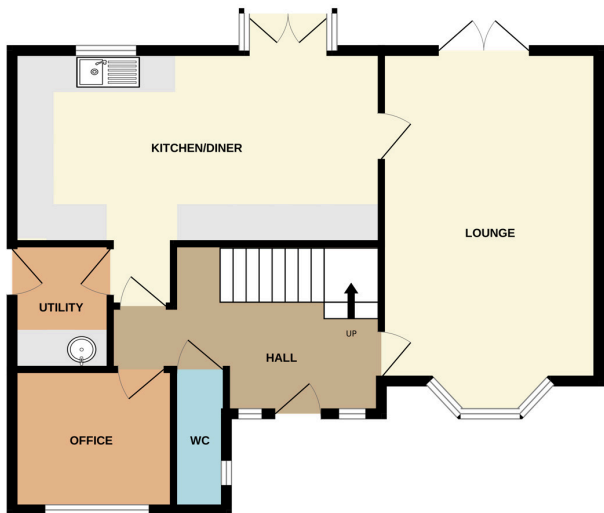
### Viewing Arrangements

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.

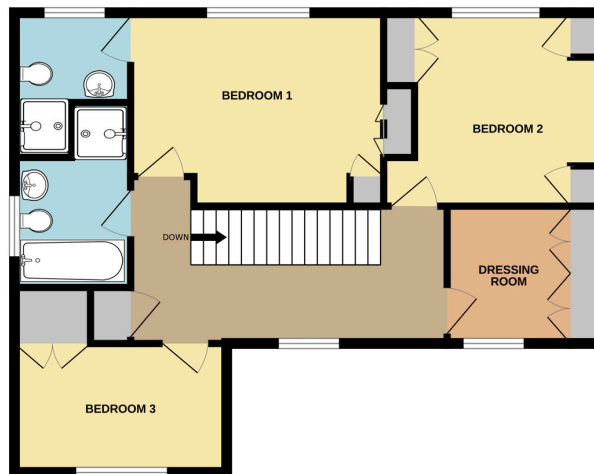




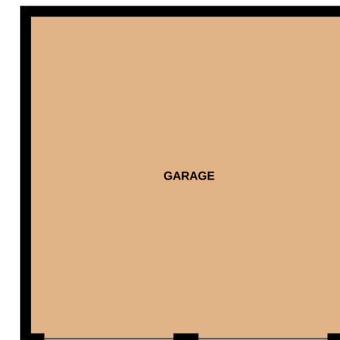
GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



EXTERIOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.6 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	