



113 High Holme Road Louth LN11 0HD

£240,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

This charming, good sized semi-detached house offers the perfect blend of modern living and original character, making it an ideal family home. Located within walking distance from the town centre, it combines convenience with comfort providing everything you need for a relaxed family lifestyle. The property enjoys three good size bedrooms, ample off street parking, a large rear garden ideal for children to play and outdoor dining, as well as a brick built garden room/outdoor office which is a perfect retreat for work or relaxation. 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

An attractive hallway having double glazed Victorian style front door, geometric Victorian style tiled floor, central heating control panel & radiator.

Lounge

With Minster style fireplace housing living flame gas fire, picture rail, radiator & uPVC double glazed bay window. Measurements with maximum width into chimney recess and maximum depth into the bay.

12'9" x 13'6" (3.95m x 4.17m)

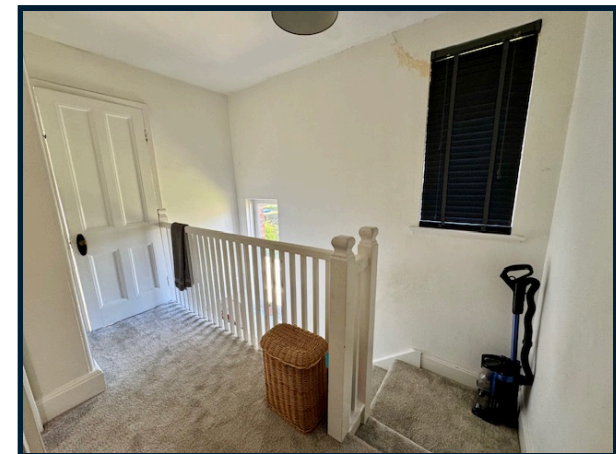
Dining Room

With wood engineered flooring, radiator, uPVC double glazed window, picture rail, feature fireplace having Georgian style surround. Maximum measurements into the chimney recess. 12'9" x 11'9" (3.94m x 3.65m)

Kitchen

A modern fitted kitchen comprising of wall and base cupboards, wood effect worktops over, ceramic sink with drainer board and mixer tap, tiled splash backs, space for electric cooker and extractor hood over, plumbing for washing machine and space for dryer, Worcester Bosch gas fired combination boiler, uPVC double glazed windows & rear access door, radiator.

15'4" x 7'9" (4.72m x 2.42m)



WC With close couple toilet, hand basin, uPVC double glazed window.

Stairs to first floor landing

With access to roof space, uPVC double glazed windows and built-in laundry cupboard.

Bedroom one

With uPVC double glazed window, radiator & picture rail. Maximum measurement into chimney recess.

11'9" x 12'9" (3.64m x 3.94m)

Bedroom two

With uPVC double glazed window, radiator and picture rail. Maximum measurement into chimney recess.

12'9" x 10'4" (3.94m x 3.2m)

Bedroom three

With uPVC double glazed window, picture rail and radiator. 9'5" x 8'5" (2.91m x 2.6m)

Bathroom

With modern white suite comprising of a panelled bath with glass shower screen and shower attachment over, wash basin, close couple toilet, tiled walls, uPVC double glazed window, chrome heated towel rail/radiator, extractor fan and recess spotlights.

6'8" x 5'3" (2.08m x 1.64m)

Outside

To the front of the property is a low level brick wall with metal railing and block paved driveway providing ample off street parking. A pedestrian gate provide access to the side of the property via a concrete footpath and has a cold water tap. This leads to the spacious rear garden which has a useful pitch roof brick built summer house/Office (9'7" x 9'8") with power and lighting and having uPVC double glazed windows and doors.

Immediately behind the summer house is a stone chip patio seating area with a spacious lawn beyond which is enclosed with timber fencing.

9'7" x 9'8" (2.97m x 2.99m)

Services

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

Tenure

The property is understood to be freehold.

Council tax band

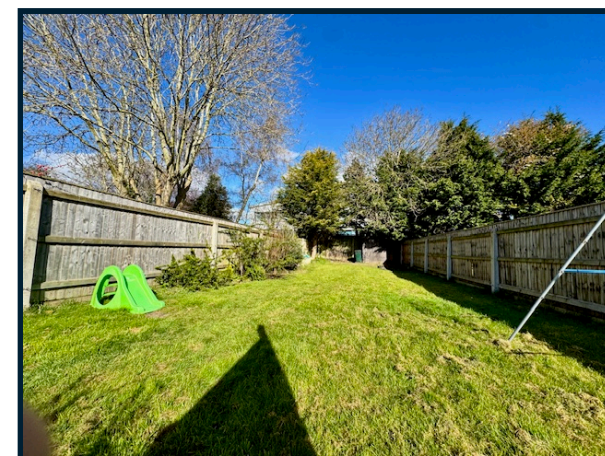
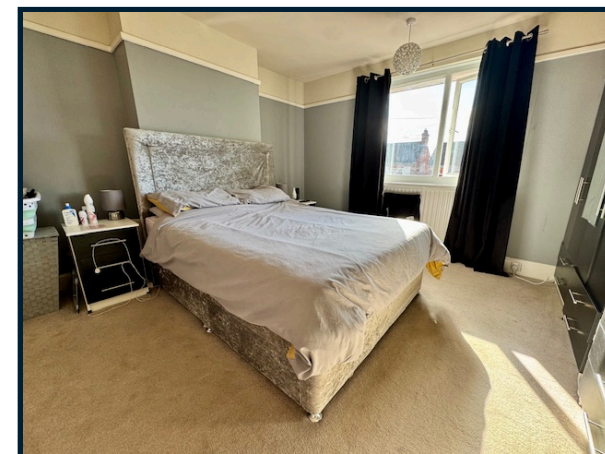
According to the government online portal, the property is currently in Council Tax Band B.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 66 Mbps and upload speed of 18 Mbps. Ultrafast broadband available with download speed 1000Mbps and upload speed of 100Mbps
Openreach and Virgin Media are the available networks.

Mobile

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





FLOORPLAN

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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.

