



137 Newmarket Louth LN11 9EH

£260,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

Terrace House

This delightful three bedroom Victorian Terrace townhouse offers a perfect blend of character features and modern convenience. Ideally situated close to local amenities, it provides easy access to shops schools and eateries , making it a perfect home for families, and professionals alike.

The current owners have thoughtfully refurbished the property ensuring that it retains its period character while providing the comfort and style of contemporary living. Inside, you will find generously size rooms filled with natural light creating a warm and inviting atmosphere throughout. The property features a spacious living area, a well appointed kitchen and three comfortable bedrooms. Outside, the property benefits from a private courtyard garden, the ideal space for outdoor relaxation or entertaining. Additionally, there is a good size garage and parking space offering convenience and extra storage.

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. Newmarket is a charming and convenient area located just the short stroll from the heart of Louth town centre. A short distance away from the property, amenities include a pharmacy, convenience stores, doctors surgery, public house and fish and chip shop.

Entrance Hall

With part glazed timber front door and original fan light over, wood effect flooring, radiator, useful under the stairs storage cupboard.

Lounge

With fireplace housing solid fuel stove, built-in alcove cupboard and shelving, radiator, double glazed timber framed bow window, coved ceiling, recessed spotlights. Maximum width measurement into chimney recess.

14'3" x 12'7" (4.37m x 3.88m)

Dining room

With wood effect flooring, timber framed bow window, radiator, dado rail & coved ceiling. Minimum width measurement.

11'1" x 10'6" (3.4m x 3.25m)

Breakfast Kitchen

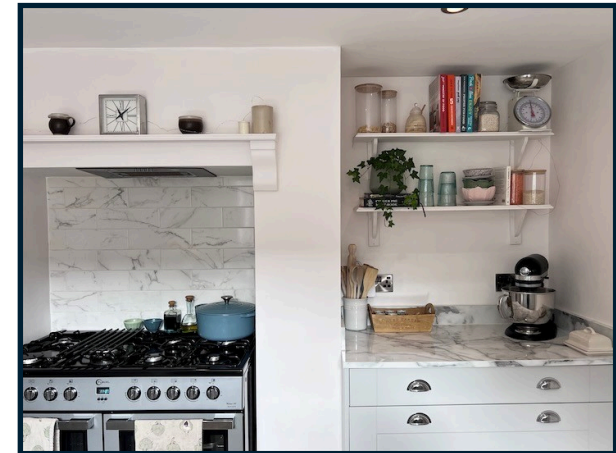
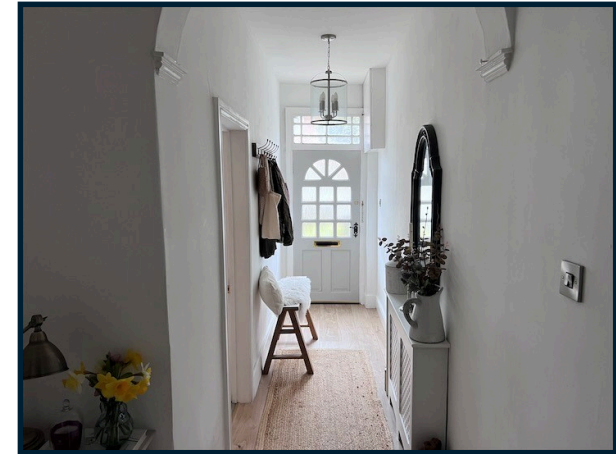
With modern fitted kitchen comprising of base cupboards, drawers and pull out bin cupboard, marble effect worktops and splash backs, breakfast bar, ceramic sink with mixer tap, integrated AEG dishwasher, recessed spotlights, tiled floor, uPVC double glazed window, elongated radiator, space for American fridge freezer and chimney recess with tiled splashback to house a range cooker. Maximum width measurement into chimney recess.

12'5" x 9'8" (3.84m x 3m)

Utility Room

With fitted cupboards and marble effect worktop over, pantry style fitted cupboard housing Viessmann gas fired central heating Combi boiler, tiled floor, access to roof space, recessed spotlights and plumbing for a washing machine.

9'5" x 7'4" (2.92m x 2.26m)



First Floor Landing

With radiator, access to roof space, and coved ceiling.

Bedroom 1

With timber framed double glazed window, original fireplace having timber surround and cast-iron hob grate, coved ceiling, radiator and recessed spotlights. Maximum width measurement into chimney recess. 12'7" x 12'3" (3.9m x 3.76m)

Bedroom 2

With uPVC double glazed window, radiator, recessed spotlights, coved ceiling. Maximum width measurement into chimney recess. 12'2" x 11' (3.73m x 3.38m)

Bedroom 3

Currently used as an office and having a coved ceiling & a radiator. 9'6" x 5'9" (2.95m x 1.81m)

Bathroom

With modern suite comprising large tiled shower cubicle having mains fed rain and handheld shower combo, wash basin, free standing double ended bath having telephone shower mixer tap, close couple toilet, part panelled walls, recessed spotlights, built-in storage cupboard, wood effect flooring, uPVC double glazed window, extractor fan and electric chrome heated towel rail/radiator. Maximum width measurement into chimney recess. 12'6" x 9'4" (3.86m x 2.88m)

Outside

The front garden has a low level brick wall with metal railings and gate which opens into a low maintenance garden which is mostly laid with gravel and having flower and shrub borders and circular paving slab feature. There is a shared passageway which provides access to the back of the house. At the rear of the property, the enclosed private courtyard garden is mostly laid with concrete and includes flower and shrub borders, external power points, cold water tap and external light, brick built wood store and outside toilet with light and an exposed well with metal grid cover. The garden enjoys the afternoon sun & is an ideal entertaining space or a relaxing area.

Garage

With up and over steel garage door, power and lighting, pitched roof, and pedestrian access door to the rear garden. To the front of the garage is a hardstanding for parking for one vehicle with access via South Terrace. 16'9" x 8'1" (5.16m x 2.49m)

Services

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

Council Tax Band

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

Tenure

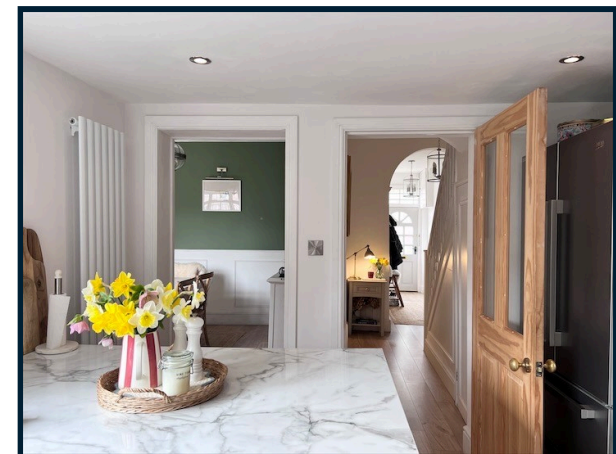
The property is understood to be freehold.

Broadband

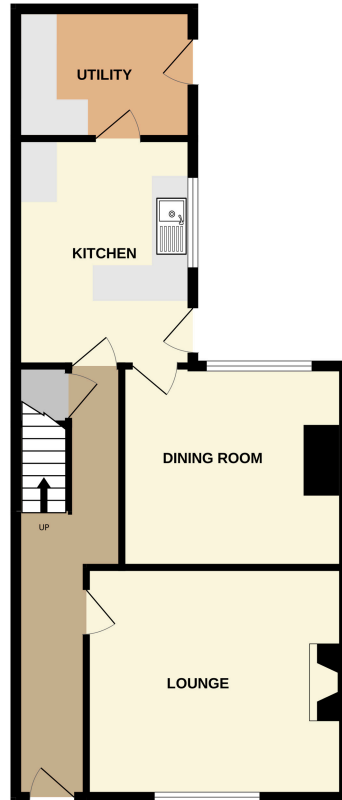
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Ultra fast download 1000 Mbps speed of 100 Mbps. Openreach and Virgin media coverage.

Mobile

We understand from the Ofcom website there is good mobile coverage from EE with limited cover from other mobiles.



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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.
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