

100 Uppgate, Louth, Lincolnshire,
LN11 9JN
£179,000

John Taylors are delighted to offer for sale this bright & cheerful FOUR bedroom Victorian property which has been stylishly refurbished to include quality fittings throughout, giving it a vibrant retro feel - ideal for a young family and representing great value for money, within close walking distance of the town centre & Grammar School & benefits from a lovely raised garden & courtyard, Viewing is a must!

- Feature Hallway
- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- Study / Nursery
- Bathroom
- Courtyard
- Garden
- Outbuildings

ENTRANCE HALLWAY

7.51m max x 1.79m max (1.01m min) (24'8" max x 5'10" max (3'4" min))

With timber glazed entrance door with arched window pane above, two cast-iron reproduction radiators, attractive vintage effect ceramic tiling to the floor, programmable timer to the wall, understairs storage area with space for a tumble dryer, bracketed arch and ceiling lighting, power and lighting.



LIVING ROOM

4.82m max x 4.53m max (15'10" max x 14'10" max)
(measurements into chimney recess and bay window)

With large timber sash bay window with timber panelling to front elevation, open fireplace with marble hearth and painted plaster surround and mantle, exposed timber floorboards, ceiling rose, radiator, power and lighting.



DINING ROOM

3.44m x 3.24m (11'3" x 10'8")

With exposed timber floorboards, picture rail, shelving into alcove, original storage cupboards to the side of chimney

breast, uPVC double glazed French doors to the courtyard, reproduction cast-iron radiator, power and lighting.



KITCHEN

4.69m max x 2.47m max (1.18m min) (15'5" max x 8'1" max (3'10" min))

With base cupboards and wall units housing Vaillant gas-fired Combi boiler, granite effect worksurfaces, exposed brick feature wall, ceramic sink with drainer and chrome monobloc mixer tap, red 'brick bond' tiled splashbacks, under counter single fan oven with electric ceramic hob and stainless steel extractor fan over, Karndean stone tile effect flooring, space and plumbing for washing machine and dishwasher, fridge and freezer; rustic timber storage wall cupboard, small chrome ladder towel radiator, timber glazed windows to courtyard and timber glazed door, power and lighting.



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 Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.



LANDING

4.47m min x 1.75m max (14'8" min x 5'9" max)

With timber balustrade and handrail, return staircase to ground floor, large storage cloak cupboard, access to roof space, Victorian colourful stained-glass rooflight with illuminated lighting behind, doors leading to:



BEDROOM ONE

4.06m x 3.78m (13'4" x 12'5")

(measurements into chimney recess)

With pine hand built fitted wardrobes & drawers, exposed timber floor boards, radiator, timber sash window with secondary glazed timber sash window, picture rail, power and lighting.



BEDROOM TWO

3.75m max x 3.47m max (12'4" max x 11'5" max)

With exposed timber floor boards, radiator, timber glazed window with view to the rear garden, picture rail, power and lighting.



BEDROOM THREE

3.09m x 1.74m (10'2" x 5'9")

With exposed timber floor boards, built in pine wardrobe and draw unit, picture rail, timber glazed sash window to front elevation with painted timber handmade shutters, radiator, power and lighting.



STUDY / BEDROOM FOUR

2.45m x 1.50m (8'0" x 4'11")

With exposed timber floor boards, concealed spotlighting, timber glazed window to side elevation, radiator, power and lighting.



FAMILY BATHROOM

2.45m x 2.10m (8'0" x 6'11")

With pedestal wash hand basin having chrome mixer tap, low-level flush toilet, bath with tongue and groove side panel, glass splash screen and tiling to walls, thermostatic shower mixer tap, timber glazed window, radiator, Chrome ladder towel radiator and vinyl tiles to floor.



OUTBUILDINGS

10.85m x 1.57m (35'7" x 5'2")

Various versatile brick built buildings having slate tile roof and timber entrance doors, ideal for storage or practical conversion.

OUTSIDE

To the front of the property a small garden has been planted with Lavender & Rosemary bushes which provide an attractive screen. To the rear, there is a pretty walled garden which can be accessed via the bright and colourful stone courtyard which has steps leading up to it. There are several brick built outbuildings and a small lawned garden having raised flower beds and a decked patio area with a Pergola to provide shade from the sun. Along the back wall there is also a pedestrian gate allowing access leading onto South Street to the rear.



SERVICES

COUNCIL TAX BAND

According to the Valuation Office Agency's website, the property is currently in council tax band B.

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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.





1ST FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

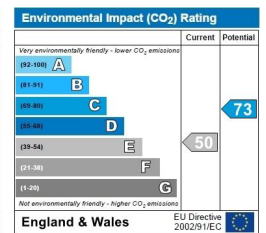
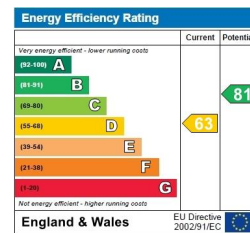
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This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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Viewing strictly by appointment only through our Louth Office.
Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.



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