



105 Church Street Louth LN11 9DE

£140,000

JOHN TAYLORS  
EST. 1859

**A newly refurbished Victorian terrace house within Louth's Conservation Area and providing an ideal starter, retirement home or 'buy to let' investment.**

**Rooms**

**Location**

Louth is an attractive market town with a population of approximately 17,000 and enjoys a trice 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 northeast of the city of Lincoln and some 16 miles south of the town of Grimsby.

**Lounge Area**

Living room area With under stairs storage cupboard, underfloor heating, staircase leading to 1st floor, digital central heating thermostat.

11'3" x 9'8" (3.47m x 2.99m)

**Kitchen Area**

With newly fitted kitchen units comprising of wall and base cupboards, granite effect roll top worksurfaces, stainless steel sink and drainer board, retro style tiled splashbacks, space for washing machine, integrated Lamona electric oven and gas hob having extractor hood over, Ideal gas fired combination central heating boiler, double glazed window, part glazed front door with fanlight over, underfloor heating, down lighters.

11'2" x 9'5" (3.43m x 2.91m)

**Rear Lobby Area**

With down lighters, underfloor heating, digital central heating thermostat, UPVC double glazed doors opening to rear yard.

11'1" x 5'4" (3.4m x 1.66m)



**Bathroom**

With white suite comprising panel bath having tiled splash tiling and electric Triton shower over, WC, wash basin, fitted mirror, shaver point, extractor fan and UPVC double glazed window. Maximum measurements

5'4" x 7'3" (1.67m x 2.23m)

**First Floor Landing**

With access to roof space.

**Bedroom 1**

With radiator, double glazed window, pine ledge and brace door. Measurements into chimney recess

11'3" x 9'6" (3.46m x 2.93m)

**Bedroom 2**

With radiator, UPVC double glazed window and pine ledge and brace door.

8'7" x 9'6" (2.67m x 2.93m)

**Outside**

At the front of the property the garden is laid to concrete. To the rear of the property there is a paved patio area and footpath, an open fronted brick store and an adjoining brick store. We understand the property benefits from a pedestrian access over neighbouring properties providing access back onto Church Street

**Services**

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

**Tenure**

The property is understood to be freehold

**Council Tax Band**

To be assessed

**Viewing Arrangements**

Viewing strictly by appointment only through our Louth office. Louth office open: Monday - Friday 9 am - 5 pm. Saturday - 9 am - 1 pm.



**Please Note**

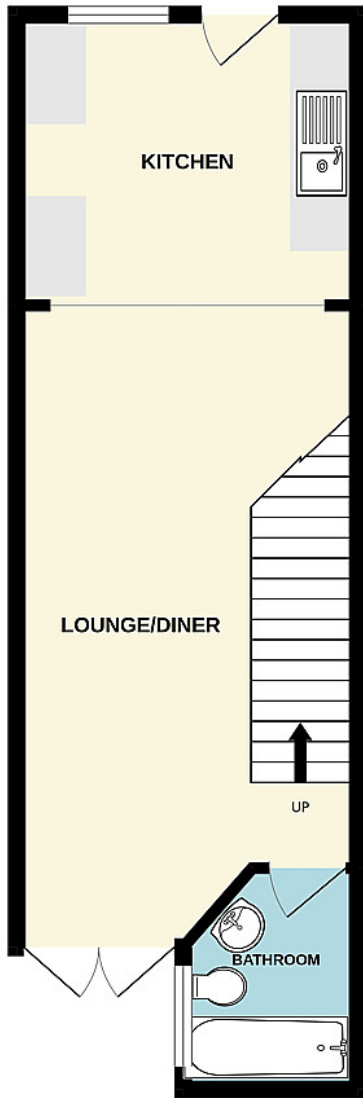
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

**Thinking Of Selling?**

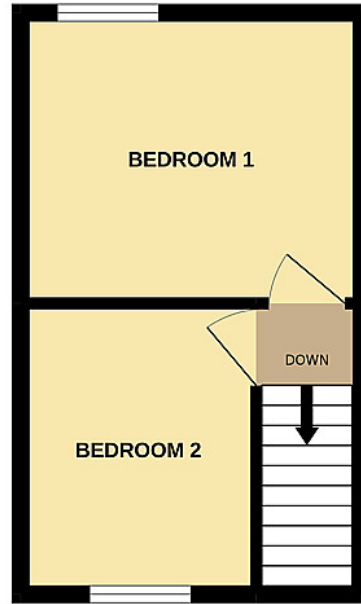
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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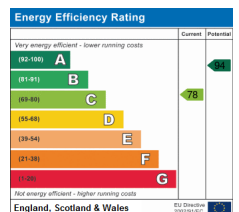
**John Taylors**

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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.