



9 Horncastle Road Louth LN11 9LB

Offers in Excess of £480,000

JOHN TAYLORS
EST. 1859

An interwar detached house situated on an elevated position in a desirable residential area and enjoying a number of character features as well as ample off-street parking and a good size detached garage. EPC rating E.

Rooms

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. The property is situated in a desirable residential area on the west side of the town and is conveniently positioned for the town centre.

Recessed Porch

With tiled floor and overhead light.

Entrance Hall

With part glazed front door and matching side window, radiator, under stairs cupboard,

Lounge

With brick open fireplace, dado rail, decorative ceiling beams, timber framed box bay window, radiator, further window to side elevation with decorative colour glass, TV plinth and panel door. Measurements into bay and chimney recess
15'7" x 11'8" (4.8m x 3.62m)

Sitting Room

With radiator, panel door, electric consumer box, timber framed double glazed window to rear elevation and further UPVC double glazed window to side elevation.
6'5" x 5'1" (2.00m x 1.58 m) & 7'8" x 10'4" (2.4m x 3.18m)

Dining room

With box bay window, radiator, window to side elevation, dado rail, panel door. Maximum measurement into bay.
15'4" x 11'8" (4.71m x 3.62m)

Kitchen

With fitted wall and base cupboards, PVC sink having mixer tap, draining board and mini sink, rolltop worksurfaces, tiled splashback, space for automatic washing machine, timber frame double glazed window, integrated electric oven and gas hob, cooker extractor hood, radiator and archway to dining room. Maximum width measurement.
14'1" x 11'8" (4.31m x 3.62m)

Rear Porch

With dado rail, radiator, access to roof space, rear access door, built-in cupboard and WC off

WC

With dado rail, handbasin, toilet and tiled floor.

Stairs leading to First floor landing

With original staircase and having radiator, arched window having stained and etched glass panels.

Bedroom 1

With built-in wardrobes and cupboards over, dado rail, radiator, UPVC double glazed window to front and side elevations and coved ceiling. Minimum depth measurement.
11'6" x 11'9" (3.56m x 3.64m)



Bedroom 2

With original cast-iron fire great, built-in wardrobe, picture rail, and PVC double glazed window to front elevation, and further timber framed window to side elevation, radiator. Maximum depth measurement. 11'9" x 12'9" (3.63m x 3.95m)

Bedroom 3

With UPVC double glazed window, radiator, built-in wardrobe and cupboard over, access to roof space. 11'8" x 7'9" (3.6m x 2.43m)

Box room/ Office

With UPVC double glazed window and telephone point. 6'2" x 5'8" (1.91m x 1.77m)

Bathroom

With panel corner bath, WC, wash basin, tiled shower cubicle, radiator, part tiled walls, built-in airing cupboard housing hot water cylinder and UPVC double glazed window. Maximum depth measurement. 11'8" x 7'7" (3.6m x 2.36m)

Outside

The garden to the front of the property is stocked flowers, shrubs and ornamental trees. A concrete driveway leads up the side of the house to the garage. The rear garden comprises of a paved patio, flower and shrub beds, small lawn, ornamental fish pond, lean to garden store housing a grapevine, external power point all enclosed with hedging.

Garage

With high eaves height, bifold garage doors, power and lighting. 23'7" x 16'2" (7.25m x 4.95m)

Services

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

Tenure

We understand that the property is freehold.

Council Tax Band

According to the Government's online portal the property is currently in Council Tax Band D

Viewing Arrangements

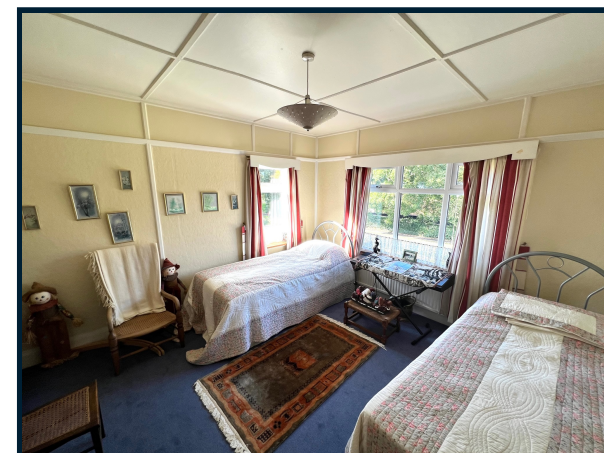
Viewing strictly by appointment only through our Louth office. Louth office open: Monday - Friday 9 am to 5 pm. Saturday - 9 am to 1 pm.

Please Note

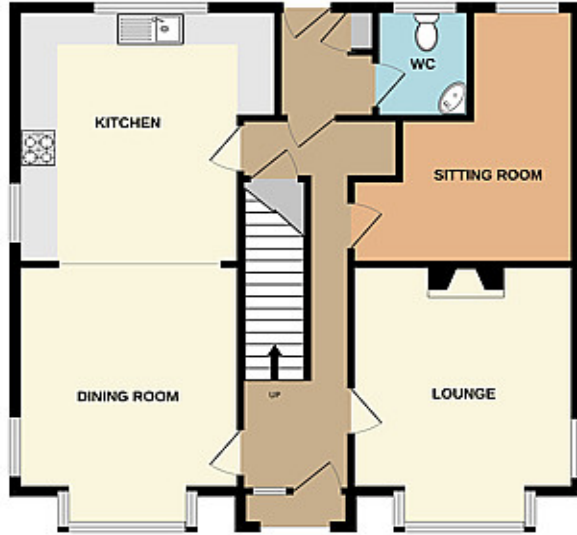
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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.



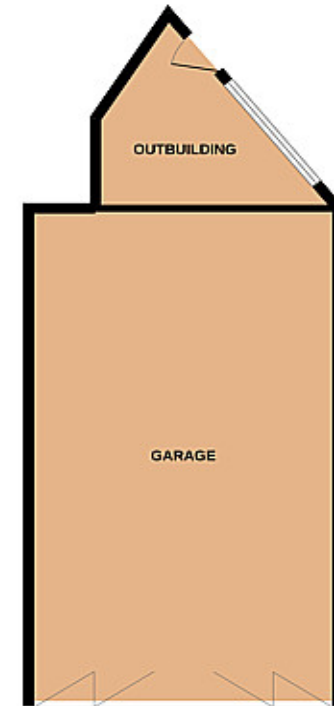
GROUND FLOOR
819 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			