



Lismore Main Road Little Carlton Louth LN11 8HP

£300,000

**JOHN TAYLORS**  
EST. 1859



**A spacious detached bungalow situated in a popular village which is within close driving distance of the market town of Louth. The property does require some modernisation but offers generous size rooms as well as ample off-street parking.**

## Rooms

### Location

Little Carlton is a historical village which is some 6 miles east of the market town of Louth which has 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.

### Entrance Hall

With hardwood double glazed front door and side windows having rose pattern detail, radiator, coved ceiling, central heating thermostat, built-in cloaks cupboard, access to roof space having pulldown ladder, built-in airing cupboard housing hot water cylinder and shelving.

### Lounge

With fireplace having corbel marble fire surround, slate hearth and tiled insert housing Stovevax solid fuel stove, radiator, UPVC double glazed window, coved ceiling, TV aerial point and archway to dining room area. Maximum width measurement.

15'4" x 14'4" (4.71m x 4.39m)

### Dining room

With coved ceiling, radiator, UPVC double glazed window, UPVC double glazed sliding patio door, TV aerial point and serving hatch to kitchen.

21' x 11'2" (6.43m x 3.44m)

### Kitchen

With oak effect fitted wall and base cupboards and drawers, granite effect rolltop worksurfaces, stainless steel sink having 1 1/2 bowl sink and drainer board, integrated LPG gas hob and extractor hood over, integrated Bosch electric oven, tiled floor, tiled splashbacks, plumbing for automatic washing machine, radiator, UPVC double glazed window, UPVC double glazed access door.

17'6" x 11'3" (5.37m x 3.46m)

### Bedroom 1

With radiator, UPVC double glazed window and coved ceiling.

14' x 10'8" (4.28m x 3.3m)

### Bedroom 2

With UPVC double glazed window, radiator, television aerial point and coved ceiling.

17'1" x 10' (5.22m x 3.07m)



### Bedroom 3

With coved ceiling, radiator and UPVC double glazed window.

14'9" x 8'1" (4.55m x 2.49m)

### Wet room

With mains fed Aqualisa shower, wash basin, WC, tiled walls, waterproof flooring, chrome vertical heated towel rail/radiator, extractor fan and UPVC double glazed window.

7'9" x 7'5" (2.43m x 2.3m)

### Gardens

The front garden comprises of a shaped lawn, inset shrubs, flower and shrub borders, gravel driveway, concrete slab paths providing access to either side of the bungalow. The rear garden comprises of shaped lawn, concrete footpaths, seating area, PVC oil storage tank, flower and shrub beds, external power point and lights and two timber sheds.

### Garage

With up and over door, cold water tap, two UPVC double glazed windows, Worcester oil fired central heating boiler, power and lighting.

24'6" x 11'1" (7.51m x 3.4m)

### Services

The property is understood to have mains electricity and water. Non mains drainage. Oil fired central heating. (not tested)

### Tenure

The property is understood to be freehold.

### Council Tax Band

property is currently in Council Tax Band D

### Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 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.



According to the government's online portal the property

GROUND FLOOR



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 for 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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