



22 Brackenborough Road Louth LN11 0AE

£160,000

**JOHN TAYLORS**  
EST. 1859



**A delightful Edwardian terraced house, which offers a modern interior with spacious bedrooms, a large cosy living area with a log burner, a bright kitchen and utility room, newly installed Worcester Bosch Combi boiler, an attractive rear garden as well as off street parking. Epc rating D.**

## 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 conveniently situated close to local amenities including a convenience store and post office, Louth Theatre, Aldi Supermarket and Co Op mini market, Chinese takeaway and secondary school.

### Entrance Lobby

With UPVC double glazed front entrance door and fan light over, cupboard housing electric consumer unit and meter, radiator and door opening to:

5'1" x 3'6" (1.56m x 1.12m)

### Lounge Diner

Open plan living area

### Lounge Area

With attractive open fireplace housing cast-iron log burner with slate hearth and timber mantle, coving to ceiling, radiator, UPVC double glazed French doors to garden, open staircase to 1st floor.

Measurements into chimney recess

13'9" x 11'3" (4.26m x 3.45m)



### Dining room Area

With UPVC double glazed bay window having window shelf, radiator. Maximum width and minimum length measurements.

11'1" x 9'8" (3.4m x 3m)

### Kitchen

This well designed kitchen comprises of cream base cupboards and wall units with dark oak effect worktops, space for dishwasher and fridge, integrated fan, oven and microwave, electric hob, stainless steel sink with drainer and chrome mixer tap, tiled splashbacks, under lights, UPVC double glazed window to side elevation, ceramic tiled flooring.

10'1" x 6'3" (3.1m x 1.95m)

### Rear Entrance Lobby

With UPVC double glazed external door, radiator, Karndean flooring. 5'9" x 3'3" (1.8m x 1.01m)

### Utility Room

With base and wall cupboards, roll top worksurfaces, stainless steel sink, mixer tap, space and plumbing for washing machine, airing rack, UPVC double glazed window, radiator and Karndean flooring.

6' x 5'6" (1.85m x 1.72m)

### Toilet

With low-level flush toilet, radiator, Karndean flooring and UPVC double glazed window.

5'8" x 2'9" (1.78m x 0.89m)

### First Floor Landing

With handrail

### Bedroom 1

With UPVC double glazed window to front elevation, coving to ceiling, radiator. Measurements into chimney recess

14' x 12'4" (4.29m x 3.8m)



## Bedroom 2

With UPVc double glazed window to rear elevation, access to roof space which has been boarded out offering excellent storage and includes a loft ladder, airing cupboard with Louvre door housing Worcester Bosch Greenstar 4000 gas fired central heating Combi boiler( fitted January 2023, with a 10 year guarantee) , door providing access to bathroom. Measurements into chimney recess

11'4" x 10'8" (3.49m x 3.3m)

## Bathroom

(Access via bedroom two). This modern bathroom comprises of a 'P' shaped bath with mixer tap and gravity fed thermostatic shower, tiled splash-back and curved glass shower screen, low-level flush toilet, pedestal washbasin , chrome ladder towel radiator, UPVc double glazed window, built-in storage cupboard, vinyl flooring.

9'8" x 6'4" (3m x 1.96m)

## Outside

This attractive linear garden has been cleverly designed to maximise the space available. There is a decked patio area, having integrated lighting and timber pagoda above, providing shelter in the summer. A stepping stone pathway boarded with potted plants and shrubs takes down the lawn and garden to pretty summer house and further along to a workshop. This relaxing space has been lovely arranged to have a peaceful and secluded seating areas from which to enjoy the sunshine and there is also a greenhouse for the keen gardener. To the front of the property, the block paved parking area can accommodate up to 2 vehicles.

## Services

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

## Council Tax Band

According to the governments online portal, the property is currently in Council Tax Band A.



## Tenure

The property is understood to be freehold.

## 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.

## Viewing Arrangements

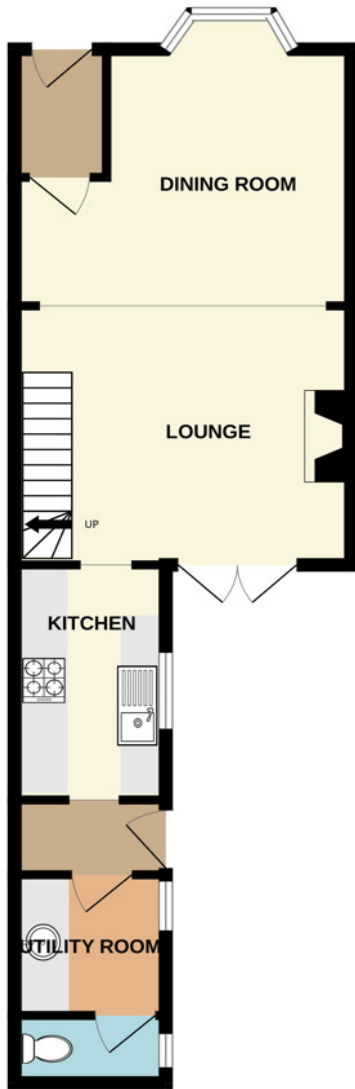
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

## Thinking Of Selling?

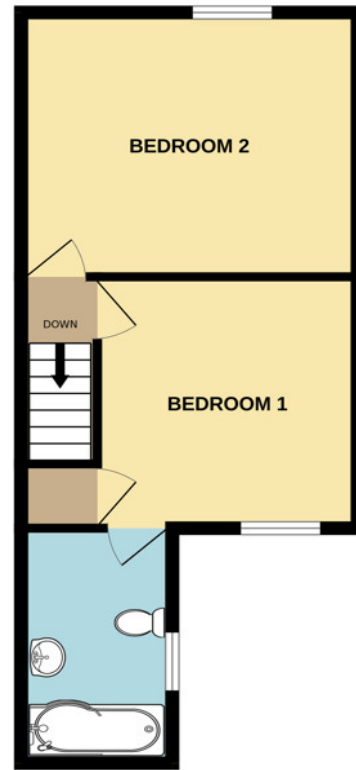
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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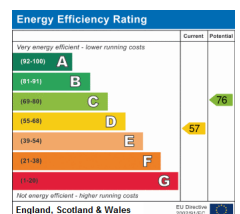
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.