



74 Fulmar Drive Louth LN11 0ST

£250,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

An excellent opportunity to acquire a spacious detached bungalow which has been completely refurbished to a high standard and offers a bright and modern interior , large living room with feature fireplace, kitchen with patio doors, three double bedrooms as well as an en-suite shower room to the main bedroom. Council Tax Band C. EPC Rating C.

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 north east of the city of Lincoln and some 16 miles south of the town of Grimsby. The property is situated on the northern edge of the town and is within easy reach of local amenities including Louth Riverhead Theatre, post office convenience store, Aldi Super market and Co op mini mart.

Entrance Hall

With built-in storage cupboard and cloaks cupboard, radiator, UPVc double glazed front door and matching side windows, new laminate flooring and coved ceiling.

Lounge

With Georgian style feature fireplace having a gas point, UPVc double glazed box bay window, radiator, coved ceiling, ceiling rose and new laminate flooring.

Breakfast Kitchen

With newly fitted wall and base units in sage green, marble effect worktops, stainless steel sink having mini sink and drainer board, tiled ceramic splashbacks, integrated Lamona electric hob and oven, Comfy cooker extractor hood, space for washing machine and dishwasher, integrated fridge freezer, radiator, down lighters, UPVc double glazed window , UPVc double glazed patio doors and new laminate flooring.

Bedroom 1

With UPVc double glazed window, radiator, telephone point and newly fitted carpet.

En-suite shower room

With newly fitted large walk-in shower having T-bar rain rain shower and handheld shower combo, wash basin, WC, tiled walls, UPVc double glazed window, extractor fan and new laminate flooring.



Bedroom 2

With UPVc double glazed window, radiator and newly fitted carpet.

Bedroom 3

With UPVc double glazed window, coved ceiling, radiator and newly fitted carpet.

Bathroom

With new fitted three piece suite comprising of a panel bath having glass shower screen and Triton electric shower over, vanity wash basin, and WC with concealed cistern, part tiled walls, radiator, new laminate flooring and extractor fan.

Outside

The refurbished gardens lay on three sides of the property and include a block paved hard standing, gravel beds, flower and shrub borders, low-level brick wall and metal gates, decked patio area, bark flower and shrub beds, lawn all enclosed with timber fencing.

Attached Single Garage

With up and over door, cold water tap and gas fired central heating boiler.

Services

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

Tenure

The property is understood to be freehold.

Council Tax Band

According to the Governments online portal the property is currently in Council Tax Band C.

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.

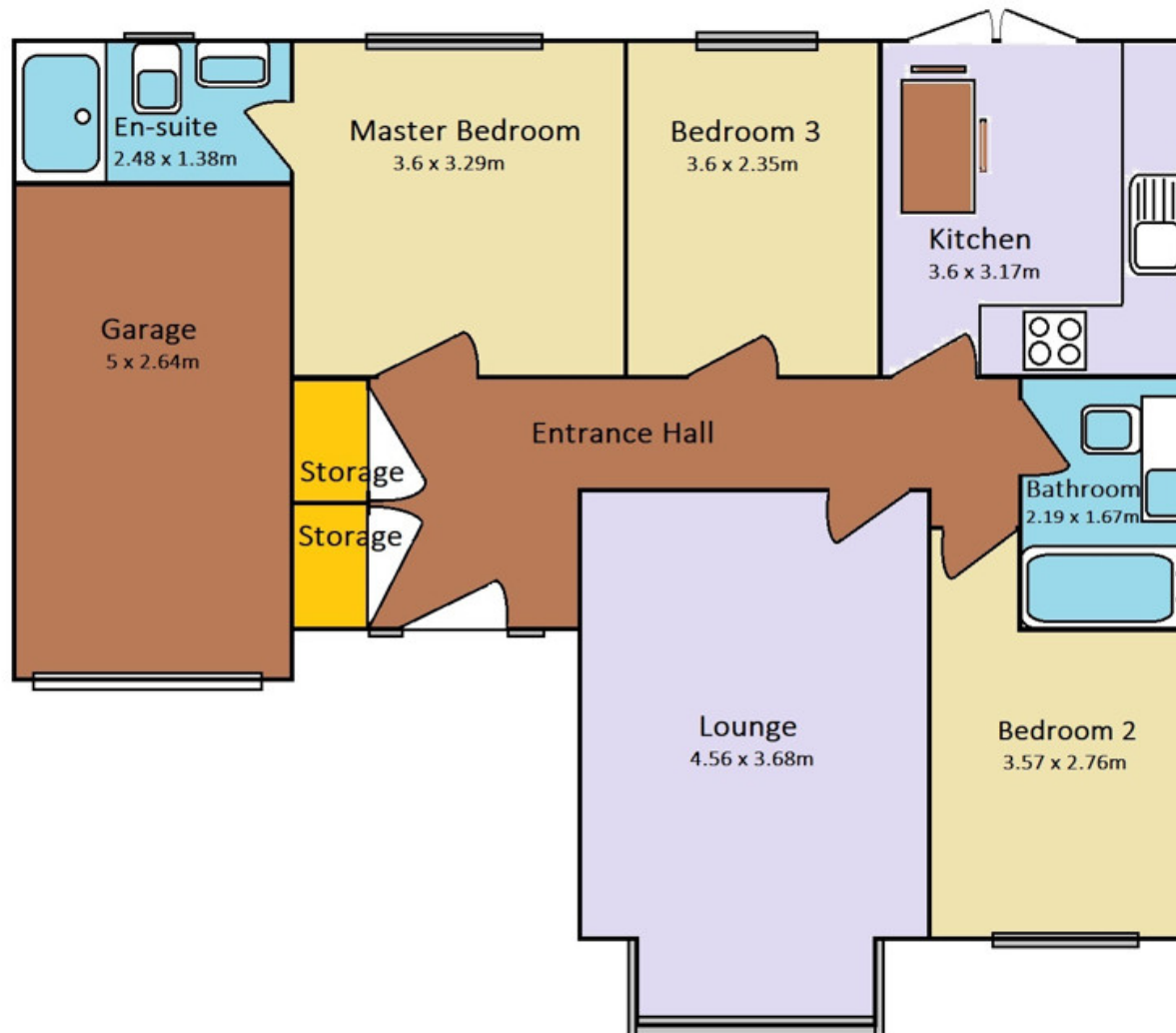
Please Note

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. We are aware that Northern Power have a right of access to the eastern boundary of the property's garden when maintenance is required to the electric power cable located below this part of the garden.

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.





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.

