



Anvil Yarburgh Road Alvingham Louth LN11 0QG

£290,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

Situated within a popular rural village, this spacious detached bungalow enjoys beautifully maintained gardens as well as ample off street parking. The property also greatly benefits from its semi rural location with fantastic views of pasture land both to the front and rear of the bungalow as well as the Lincolnshire Wolds to the west. EPC rating E. Council Tax Band C.

Location

Alvingham is an attractive and historic village which is situated some 3 miles north-east of the market town of Louth. Amenities within the village include a village hall and farm shop. The nearby town of 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.

Entrance Porch

With panel effect uPVC double glazed front entrance door, tiled floor and pendant light over, part glazed inner door opening to:

Hallway

With coved ceiling, picture rail, radiator, built-in airing cupboard housing hot water cylinder and central heating timer control, further built in cloaks cupboard and access to roof space.

Lounge

Having a brick fireplace housing a solid fuel stove and having timber mantle shelf over, uPVC double glazed window to front and side elevations, coved ceiling, radiator and radiator cover.

19'4" x 11'9" (5.94m x 3.63m)

Kitchen

With fitted pine fronted wall and base cupboards and drawers, roll top worksurfaces, porcelain sink having mini sink and mixer tap, integrated electric oven and grill, integrated electric hob and extractor over, tiled splashbacks, integrated fridge freezer, space for washing machine, tiled floor, fitted dresser unit, uPVC double glazed window with attractive views of open countryside, part glazed door opening to:

16' x 8'9" (4.9m x 2.73m)



Sun Lounge

With uPVC double glazed windows and doors, laminate flooring, radiator and radiator cover and attractive views of open countryside beyond.

14'4" x 11'3" (4.4m x 3.46m)

Bedroom 1

With uPVC double glazed window having attractive views of pasture land beyond, radiator, picture rail and coved ceiling. Maximum width measurement.

12'4" x 9'8" (3.79m x 3m)

Bedroom 2

With coved ceiling, radiator and uPVC double glazed window with attractive views of open countryside beyond. 12'4" x 12'2" (3.78m x 3.73m)

Bathroom

With white suite comprising of a panel bath having telephone shower tap, wash basin, WC, part tiled walls and dado rail, uPVC double glazed window, tiled floor, chrome heated towel rail/radiator.

8'1" x 6'5" (2.48m x 2m)

Gardens

The beautifully maintained gardens lie on all four sides of the property and include shaped lawns, flower and shrub beds, concrete and block paved footpaths, gravel bed, concrete driveway, glass greenhouse, cold water tap, paved patio area, metal oil storage tank and fantastic views of open country side beyond.

Garage 1

With up and over garage door, power and lighting and wash-basin. There is a toilet off and also a separate coalstore which houses the Camray oil fired central heating boiler . 18' x 11'7" (5.51m x 3.59m)

Garage 2

Currently used as a workshop and having an up and over garage door (currently not in use) power and lighting, pedestrian access door and two windows.

18'3" x 8'6" (5.59m x 2.65m)

Services

The property is understood to have mains water, drainage and electricity. Oil fired 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.

Please Note

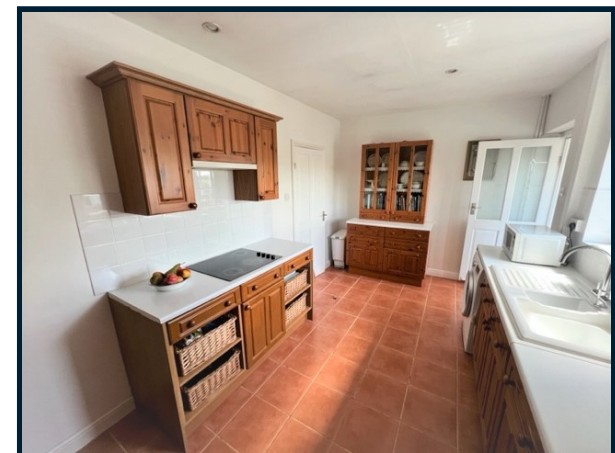
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

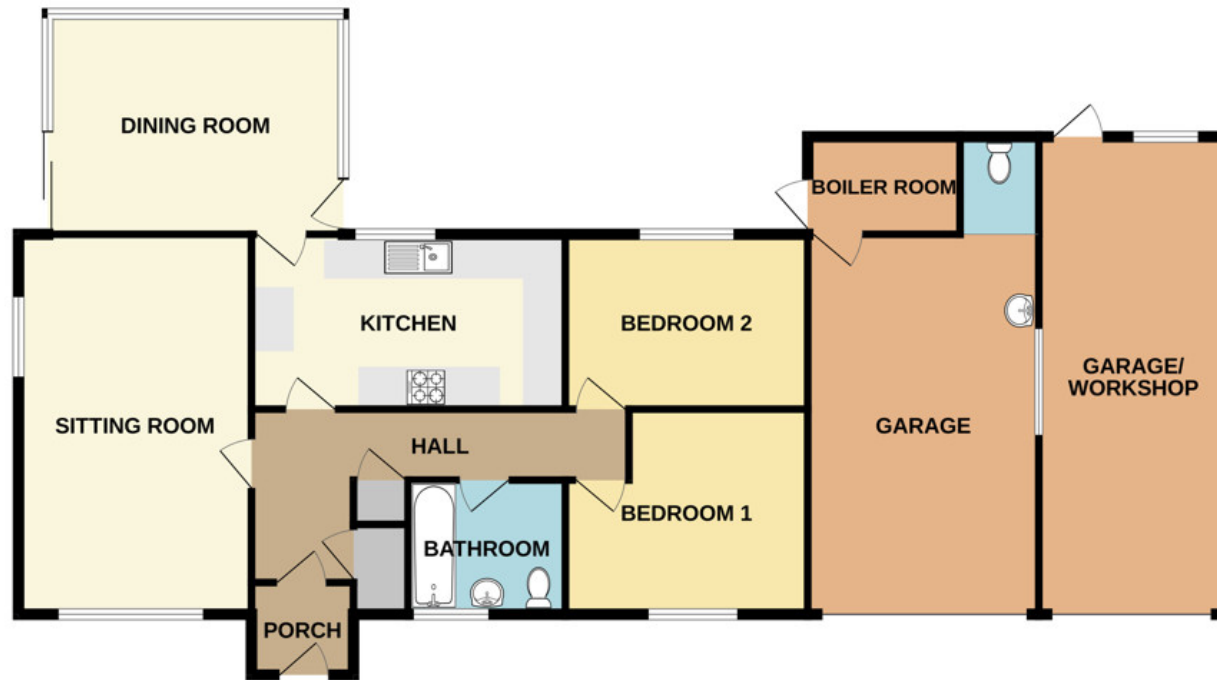
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

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
1496 sq.ft. (139.0 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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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