



7 Swallow Drive Louth LN11 0DN

£220,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A spacious detached bungalow situated in a popular residential area, but requiring some modernisation and refurbishment. The property's accommodation comprises of a good sized entrance hall, living room, breakfast kitchen, three bedrooms, bathroom and separate toilet, conservatory and an attached single garage. EPC rating D.

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.

Rooms

Entrance Hall

This spacious entrance hall comprises of timber framed double glazed entrance door and matching side window, radiator, telephone point, access to roof space and built-in airing cupboard housing a hot water cylinder and immersion heater.

Lounge

With brick fireplace housing gas flame effect fire, radiators, uPVC double glazed windows, sliding patio door opening to:
18'4" x 13' (5.62m x 3.97m)



Conservatory

With tiled floor and timber framed windows and external door to rear garden and pedestrian access door to garage.

10'9" x 6'4" (3.34m x 1.98m)

Breakfast Kitchen

With fitted kitchen comprising of wall and base cupboards, stainless steel sink and drainer, tiled splash backs, timber effect worktops, integrated electric oven, hob and extractor hood, space for washing machine, radiator, gas fired central heating boiler and timer control, uPVC double glazed window and external door.

13'7" x 10'9" (4.2m x 3.33m)

Bedroom 1

With uPVC double glazed window, telephone point and radiator.

13'8" x 9' (4.22m x 2.77m)

Bedroom 2

With uPVC double glazed window, radiator, electric consumer unit and fitted wardrobes.

13' x 10'4" (3.97m x 3.18m)

Bedroom 3

With uPVC double glazed window and radiator.

10'2" x 7'9" (3.12m x 2.42m)

Bathroom

With panel bath, wash basin, WC, tiled shower cubicle, chrome heated towel rail/radiator, uPVC double glazed window and shaver light.

8'9" x 7'8" (2.73m x 2.39m)

Toilet

With hand basin, radiator, WC, tiled walls and uPVC double glazed window.

8'9" x 3'2" (2.73m x 1m)

Garage

With open over door, pedestrian access door to conservatory, power and lighting.

18' x 9'1" (5.49m x 2.8m)

Front Garden

Which is mostly laid gravel and having a low-level brick wall and concrete driveway to garage.

Rear Garden

With paved patio, raised flower and shrub beds, ornamental trees and shrubs.

Services

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

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government's 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.

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
1185 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.0 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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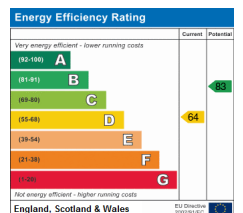
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.