



8 Laburnum Crescent Louth LN11 8SG

£325,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A detached chalet style bungalow which offers flexible accommodation across two floors and is situated in a popular cul-de-sac location. The property benefits parking for up to three cars on the driveway and a single garage. Accommodation comprises of an entrance hall, lounge, study, dining room, breakfast kitchen, shower room double bedroom on the first floor and two double bedrooms, a good size family bathroom on the first floor. EPC Rating D.

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a twice weekly openmarket, 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 eastern outskirts of the town and is only a short walk from Louth's leisure centre which has a variety of amenities including a swimming pool, gym, sports hall, cafe and sauna and steam rooms.

Entrance hall

With uPVC double glazed front door and matching side window, radiator, telephone point and walk in storage / cloaks cupboard having folding door, shelving and uPVC double glazed window.

Lounge

With fireplace having gas flame effect fire, corbel fire surround and marble inset, uPVC double glazed bow window, two further uPVC windows to side elevation, radiator.

12' x 16'9" (3.66m x 5.16m)

Breakfast kitchen

With fitted wall and base cupboards in light wood effect, granite effect roll top worktops, resin sink having draining board and mini sink, brushed steel splash backs, space for washing machine, integrated Hotpoint electric oven, Neff induction hob and extractor hood over, integrated fridge and freezer, AEG integrated dishwasher, breakfast bar, two uPVC double glazed windows and rear access door, Glow worm gas fired central heating boiler.

11'9" x 11'1" (3.64m x 3.4m)

Office/Bedroom 4

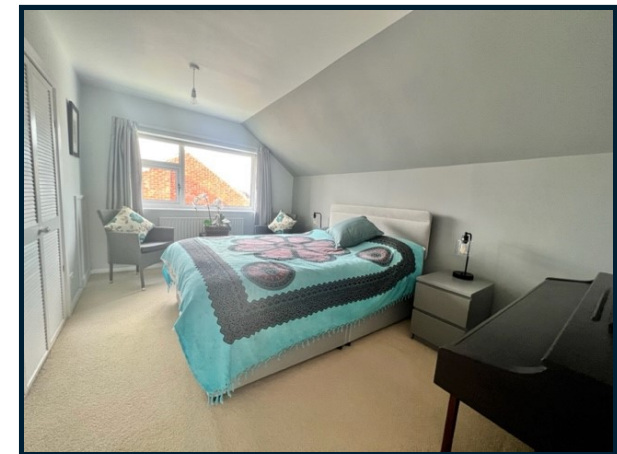
With uPVC double glazed window and radiator.

10'9" x 10'9" (3.35m x 3.33m)

Ground Floor Bedroom

With uPVC double glazed bow window and radiator.

10'9" x 11'9" (3.34m x 3.64m)



Dining room/bedroom 4

With uPVC double glazed window, radiator and part etched glass panel door.

10'9" x 9'8" (3.33m x 3m)

Ground floor shower room

With shower cubicle housing Mira electric shower, close couple WC, wash basin, fitted mirror, shelf and shaver light over, walls lined with splash boarding, radiator and uPVC double glazed window.

5'7" x 7'7" (1.76m x 2.36m)

Stairs to 1st floor landing

With built in airing cupboard housing a hot water cylinder.

Bedroom 2

With built-in wardrobe and storage cupboard, uPVC double glazed window, radiator, access to eave space.

13'8" x 9'2" (4.21m x 2.82m)

Bedroom 3

Built-in wardrobe, radiator, access to eave space, uPVC double glazed window.

12' x 9' (3.68m x 2.77m)

Bathroom

With white three-piece suite comprising of a panelled bath having a glass shower screen and shower shower attachment over, close couple WC, wash basin, part tiled walls, uPVC double glazed window, radiator and heated towel rail, shaver light point, built-in laundry cupboard.

8'5" x 9'6" (2.61m x 2.94m)

Garage

With up and over garage door, uPVC double glazed window, power and light, uPVC pedestrian access door and external electric charging point.

18'8" x 10' (5.74m x 3.05m)

Gardens

The gardens around the property include shaped lawns, a deep concrete driveway leading to the single garage, paved patio area, cold water tap, flowerbeds, wildflower garden and Appletree to the front of the property, all enclosed with timber fence and hedge boundaries.

Services

The property is understood to have mains water, gas, electricity, 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.

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
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	