



38 Kidgate Louth LN11 9HN

£110,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

**A spacious and historic terrace townhouse, conveniently situated in the centre of the market town of Louth and which enjoys a large living room and main bedroom as well as a good size south facing rear garden. No onward chain. EPC rating E. Council tax band A.**

## 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.

## Rooms

### Entrance Hall

With three panel front door and fan light over, small side window, meter cupboard housing electric meter. Radiator, dado rail, telephone point, under stairs storage cupboard and central heating thermostat.

### Lounge

This spacious front room comprises of a multi pane sash window to front elevation, two large radiators, open fireplace having pine surround and granite hearth, sash window to back elevation, four panel pine door, coved ceiling and built-in shelving. Maximum width measurement.

15' x 14'1" (4.6m x 4.31m)



### Dining Kitchen

Having a white fitted kitchen comprising of wall and base cupboards, granite effect worksurfaces, stainless steel sink and drainer having mini sink and mixer tap, integrated Zanussi electric fan oven and new Beko electric induction hob, tiled splash backs, plumbing for washing machine, uPVC double glazed window, radiator and Vokera gas fired central heating boiler with timer control. Door opening to: 12'8" x 8'8" (3.93m x 2.7m)

### Rear Porch

A spacious lean to porch with sliding door providing access to the rear garden.

### Stairs to first floor landing

With access to roof space and built-in shelved storage cupboards, small side sliding sash window.

### Bedroom 1

A spacious and bright main bedroom which has a ledge and brace pine door, multi-pane sash window to front elevation, two radiators and a uPVC double glazed window to rear elevation. Maximum width measurement 15'1" x 14'2" (4.62m x 4.34m)

### Bedroom 2

With a multi-pane sash window, radiator and pine ledge and brace door.

11'1" x 6'4" (3.37m x 1.94m) extending to 2.86m.

### Bathroom

A spacious bathroom with a white suite comprising of a panel bath with telephone shower tap and splash tiling over, wash basin, close couple WC, uPVC double glazed window, radiator, built-in airing cupboard housing hot water cylinder and water storage tanks. There is also an adjoining large storage cupboard. Maximum width measurement and minimum depth measurement.

9'5" x 8'7" (2.91m x 2.67m)

### Rear Garden

The split level south facing rear garden comprises of a concrete rear yard having pedestrian access across the neighbouring properties to the benefit of No. 38. Beyond the yard the garden rises up with the top of the garden having a gravel section and paved area.

**Services**

The property is understood to have a mains water, electricity, gas and drainage. Gas fired central heating. We understand there is an investigation with the water authority of a possible leak which is currently ongoing, please enquire for further details at the office.

**Tenure**

Property is understood to be freehold.

**Council Tax Band**

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

**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**

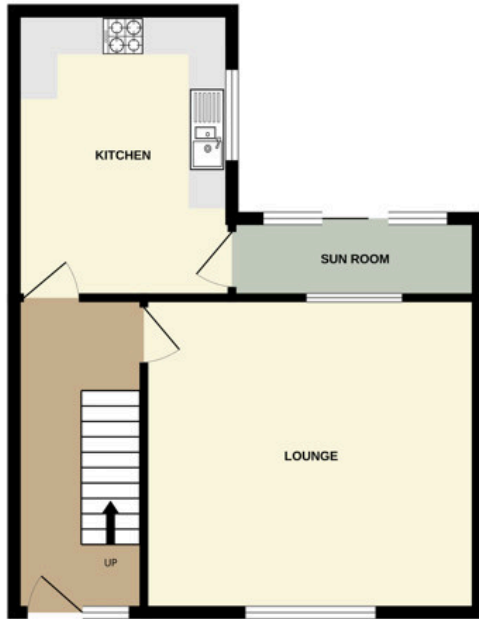
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

**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  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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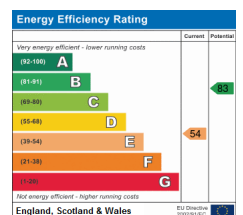
**John Taylors**

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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.