



24b Mercer Row Louth LN11 9JQ

£115,000

Council Tax Band B EPC Rating D

JOHN TAYLORS  
EST. 1859



**An impressive upside down townhouse with the living room and kitchen on the first floor and bedroom and bathroom on the ground floor . The property has gas central heating and is situated in the centre of Louth at the heart of the town's conservation area and has an immaculately presented modern interior as well as an allocated off street parking space. EPC rating D. Council Tax Band B.**

## 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 Victorian style part glazed timber entrance door, radiator and staircase to first floor.

11'7" x 6'5" (3.59m x 2m)

### Bedroom

With built-in wardrobes and chest of drawers, down lighters, radiator, two timber framed double glazed high-level windows, telephone and TV aerial points. Maximum width measurement.

14'2" x 10'5" (4.33m x 3.23m)



### Bathroom

With white suite comprising of a 'P' shaped bath having glass shower screen and mains fed shower over, close couple WC, wash basin, tiled walls and floor, down lighters, radiator, extractor fan and walk in cupboard having plumbing for a washing machine.

13'4" x 6'5" (4.11m x 2m)

### Stairs to first floor

With stylish modern staircase of glass , steel and timber construction.

### Living Kitchen Area

This open plan first floor living area comprises of:

### Lounge Area

With exposed ceiling trusses, two radiators, telephone and TV aerial points, double glazed timber doors, timber framed double glazed window. 14'3" x 13'1" (4.34m x 4.00m) extending to 18' 1" (5.64m).

### Kitchen Area

With white laminated kitchen units comprising of wall and base cupboards, drawers including spice racks , wood, block, worktops, integrated Russell, Hobbs, electric oven and gas, hob, stainless steel, extractor hood, integrated Bosch dishwasher, stainless steel sink and drainer having mixer tap, retro style grey tiled splashbacks, Viessmann gas fired Combi central heating boiler and timer control panel, timber framed double glazed casement window.

10'5" x 8' (3.23m x 2.45m)

### Outside

Immediately to the front of the property is a paved footpath, low level brick wall with metal railings and also a brick built store and an adjoining smaller store. We understand there is gravel parking space with access via Kidgate.

### Services

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

### Council Tax Band

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



**Tenure**

The property is understood to be freehold.

**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**

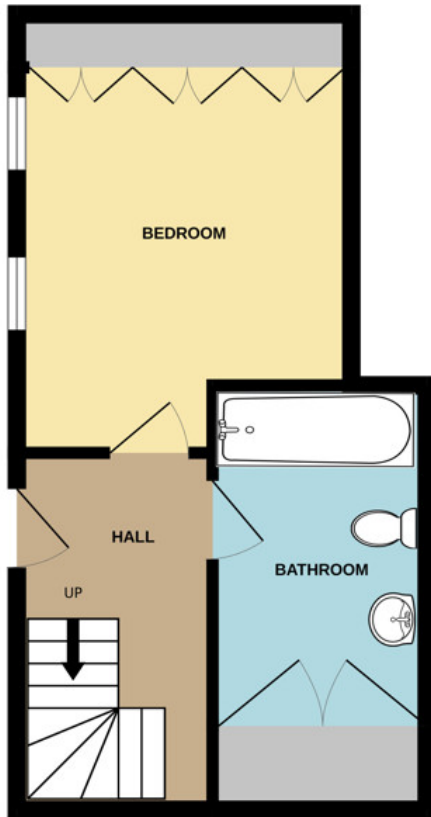
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

**Thinking Of Selling?**

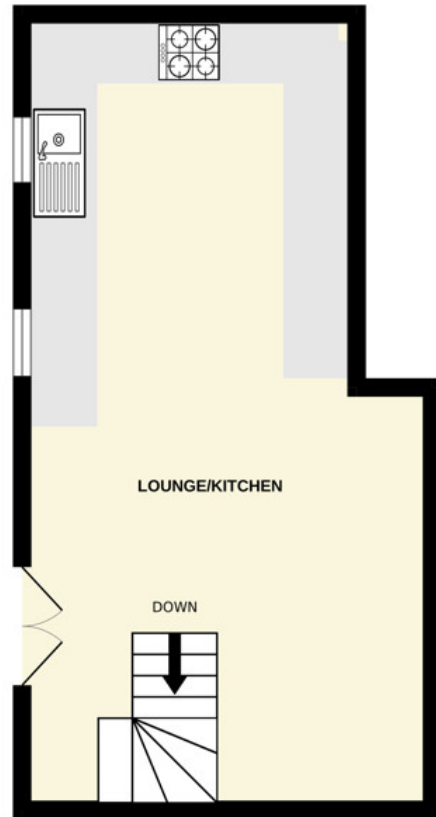
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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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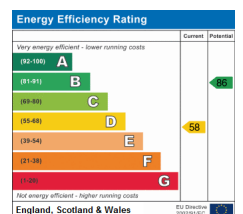
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.