



192 Eastgate Louth LN11 9AG

£230,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859



**An attractive bay fronted turn of the 20th century town house conveniently situated for the centre of Louth. The property is located in a Conservation Area and benefits from many character features, as well as off-street parking to the rear of the property. EPC rating E. Council Tax Band A.**

## Rooms

### 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.

### Recessed Porch

With tiled floor and overhead light.

### Entrance Hall

With part glazed panel front entrance door and fan light over, dado rail, chequered pattern tiled floor, radiator, picture rail, coved ceiling, electric meter cupboard housing electric consumer unit and smart meter, original pine staircase and under stairs storage area.

### Lounge

With Minster style fireplace housing a solid fuel stove and polished granite hearth, built-in alcove shelving, picture rail, coved ceiling, bay window, exposed pine floorboards, radiator and panel door. Measurements into bay and chimney recess.  
15'8" x 10'9" (4.83m x 3.34m)



### Sitting room/ Dining room

With Minster style fire surround housing solid fuel stove and polished, granite hearth, radiator, dado and picture rails, coved ceiling, radiator, and uPVC double glazed patio doors. Measurements into chimney recess.

13'9" x 10'4" (4.24m x 3.17m)

### Kitchen

With fitted kitchen comprising of wall and base cupboards, granite effect worktops and breakfast bar, stainless steel sink having draining board and mini sink, radiator, integrated Beko gas hob with stainless steel extractor hood over, tiled splash backs, integrated Beko electric oven, sash windows, built-in airing cupboard housing hot water cylinder and central heating timer control. Maximum width measurement.

15'2" x 8'6" (4.66m x 2.65m)

### Utility room

With stainless steel sink, cupboard below and granite effect worktop, space for washing machine, radiator, double glazed window and rear access door, Glow Worm gas fired central heating boiler. Please note, we are informed by the sellers that the boiler's flue will be required to be relocated due to it overhanging the neighbouring land.

8'1" x 7' (2.47m x 2.16m)

### W.C.

With wash basin, toilet, radiator, double glazed window and further single glazed lead effect decorative window.

7'8" x 3'8" (2.39m x 1.17m)

### Stairs to first floor split level landing

With dado rail, coved ceiling, radiator, decorative ceiling window light and access hatch to roof space.

### Bedroom 1

With cast iron feature fireplace grate, two sash windows, radiator, picture rail, coved ceiling and panel door. Measurements into chimney recess.

15'1" x 12'8" (4.63m x 3.93m)

### Bedroom 2

With sash window, panel door, radiator, coved ceiling and picture rail. Maximum width measurement.

13'9" x 9'8" (4.26m x 3m)



### **Bathroom**

With roll top Victorian style bath and shower over, wash basin, WC, sash window, shaver point, ladder towel rail.

8'9" x 5'7" (2.73m x 1.74m)

### **Bedroom 3**

With radiator and sash window.

8'8" x 6' (2.7m x 1.84m)

### **Outside**

To the front of the property is a small garden, mostly laid with gravel and slate chippings and having a block paved footpath to front door, low level wall with metal railings and gate. The rear garden comprises of a mixture of York stone and concrete patio areas. Attached to the rear of the house is a spacious brick store and cold water tap and at the end of the garden is a good size carport for off street parking with access via a private lane running off Eastgate.

### **Services**

Services The property is understood to have mains water, electric gas and drainage.

### **Tenure**

The 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**

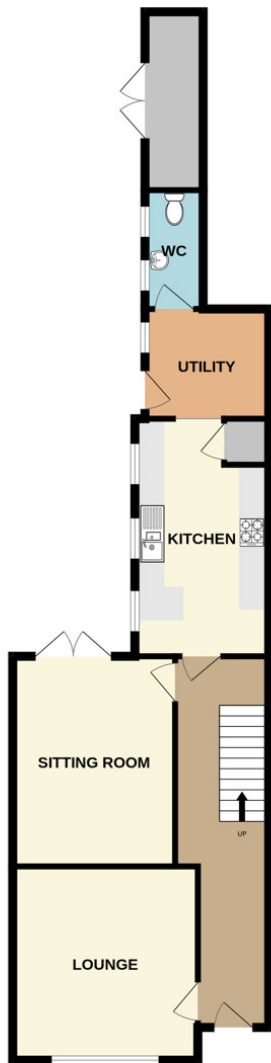
Buyers should be aware that No 190 Eastgate has planning permission to build a two storey rear extension under the planning reference n/105/00020/22. Please contact our office for further details or log onto the East Lindsey's planning portal at [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk). Prospective 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  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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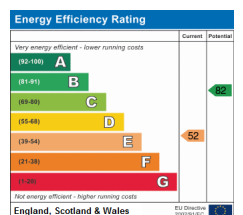
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.