



3A Tudor Drive Louth LN11 9EE

£190,000

Council Tax Band B

JOHN TAYLORS  
EST. 1859

A semi-detached house situated on an elevated position with view across the town and countryside to the south, and benefitting from gas central heating and a modern interior. EPC rating C.

## Rooms

### Entrance Lobby

With radiator, cloaks cupboard, uPVC double glazed front door and side window.

### Lounge

(measurements into staircase)

With laminate flooring, uPVC double glazed window, Georgian style feature fireplace, radiator, Baxi central heating timer control.

17'5" x 10'1" (5.34m x 3.08m)

### Kitchen Diner

With fitted wall and base cupboards, granite effect worktops, tiled splashbacks, stainless steel sink and drainer, integrated Beko gas hob and electric oven, extractor hood, space for washing machine, Baxi gas fired combi central heating boiler, laminate flooring, uPVC double glazed window, built-in storage cupboard, radiator, uPVC double glazed patio door and window, coved ceiling.

8'4" x 11'4" & 11'7" x 6'1" (2.57m x 3.50m & 3.54m x 1.86m)

### Stairs to first floor landing

With access to roof space, built-in storage cupboard.

### Bedroom 1

With uPVC double glazed window, radiator, built-in wardrobe.

11'1" x 9'6" (3.39m x 2.94m)



### Bedroom 2

With uPVC double glazed window enjoying views across the town and beyond, built-in wardrobe and cupboard over, radiator.

9'5" x 8'7" (2.92m x 2.66m)

### Bedroom 3 / Office

With uPVC double glazed window, built-in cupboard over stairwell, radiator.

7'5" x 4'4" (2.29m x 1.37m)

### Bathroom

With panel bath having shower attachment and shower screen, washbasin, w/c., tiled walls, laminate flooring, uPVC double glazed window, radiator, extractor fan.

7'4" x 5'4" (2.28m x 1.67m)

### Front Garden

Mostly laid to lawn with concrete path and driveway leading to semi-detached garage.

### Single Garage

With up and over door, power and lighting.

17' x 9'3" (5.2m x 2.86m)

### Side and rear garden

With lawn area, concrete path, raised paved patio and timber fence enclosure.

### Services

The property is understood 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 online portal, the property is currently in council tax band B.

### **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**

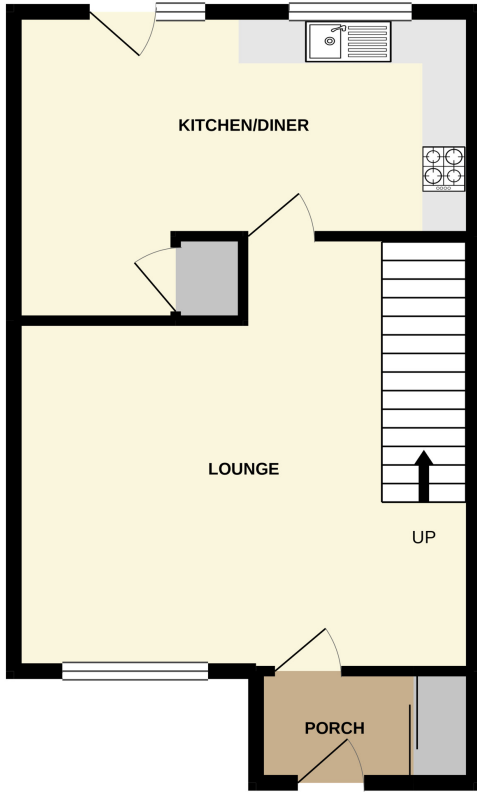
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### **Thinking of Selling?**

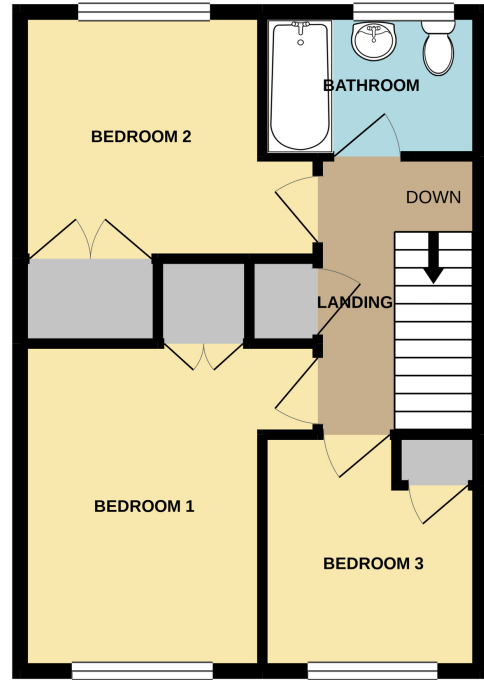
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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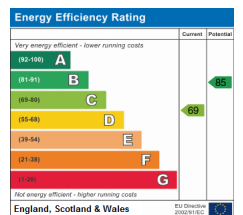
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.