



1 Shaws Mews Louth LN11 9DQ

£175,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

A centrally located end terrace cottage which is tucked away in an attractive mews complex and which benefits from a single garage as well as no onward chain. EPC rating C.

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 solid wood front door, fitted cupboard housing plumbing for washing machine, electric consumer box, radiator, central heating thermostat and under stairs cupboard.

Lounge

With feature fireplace housing gas flame effect fire, radiator, television and telephone points, exposed pine floorboards, radiator, timber framed double glazed window and double doors opening to:
15'3" x 13'7" (4.68m x 4.2m)

Sun Lounge

With timber framed double glazed window, radiator and timber double glazed external door.
7'5" x 6'5" (2.29m x 2m)



Kitchen

With fitted wall and base cupboards, roll top worksurfaces, space for electric cooker, tiled splash backs, resin sink and drainer having mini sink, radiator.
9'3" x 7'2" (2.84m x 2.21m)

Study

With radiator, two timber framed double glazed windows, radiator, Velux window.
9'7" x 6'5" (2.96m x 2m)

Stairs to first floor landing

With access to roof space and built in airing cupboard housing hot water cylinder.

Bedroom 1

With two timber framed double glazed windows, radiator, TV aerial and telephone points. Depth measurement narrowing to 2.90m.
13'7" x 10'7" (4.19m x 3.29m)

Bedroom 2

With radiator, TV aerial point, timber cupboard housing an Ideal Logic gas fired central heating boiler, timber framed double glazed window with views of St James' Church.
9'2" x 8'3" (2.83m x 2.55m)

Bathroom

With panel bath having a shower over, wash basin, WC, part tiled walls, radiator and extractor fan.
6'3" x 5'9" (1.95m x 1.82m)

Outside

The private and enclosed rear garden comprises of a paved and timber decked patio area, small lawn, flower and shrub borders, ornamental tree and small timber shed all enclosed with brick walls and fencing.

Garage

With up and over garage door, power and lighting. Width measurement narrows to 2.30m.

16'1" x 10'5" (4.92m x 3.23m)

Services

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

Mobile

We understand from the Ofcom website there is good mobile coverage from EE and Three, O2 and Vodafone.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps. and superfast download 80Mbps and upload speed of 20 Mbps. Openreach network is available.

Buyer Identity Checker

Please note that prior to acceptance of any offer, John Taylors are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Tenure

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.

Thinking Of Selling?

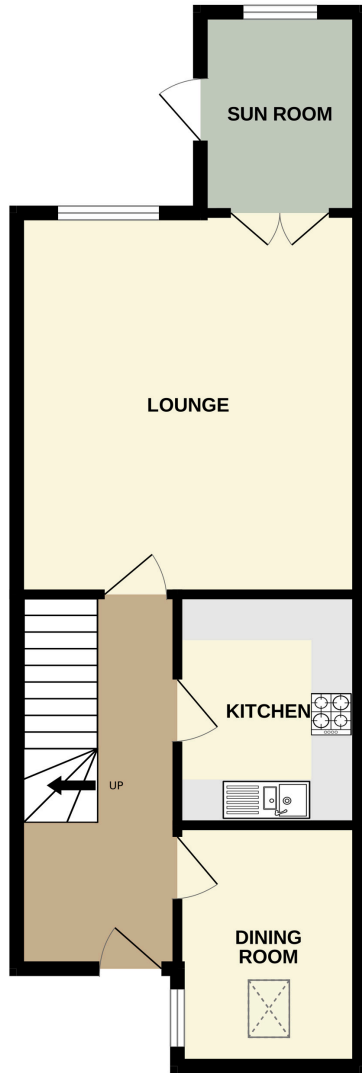
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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

Please Note

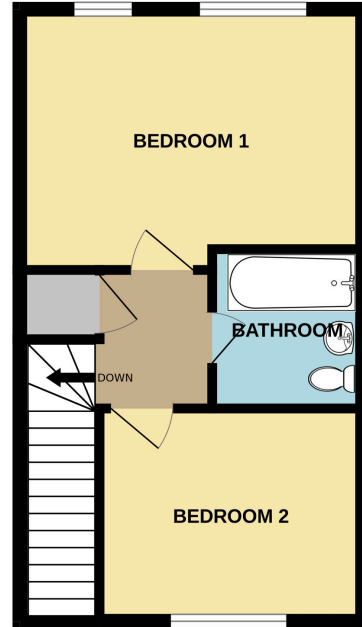
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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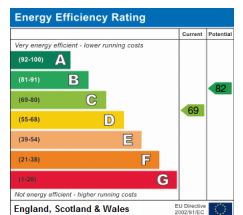
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.