



Wesley Cottage Brinkhill Louth LN11 8RA

OIRO £225,000

Council Tax Band E

JOHN TAYLORS
EST. 1859

A converted former detached chapel situated in the centre of this popular Lincolnshire Wolds village and which requires a full scheme of modernisation and renovation, but offers great potential to provide a fantastic home.

Rooms

Side Entrance Porch

With uPVC inner entrance door.

Hallway

With uPVC double glazed window and side entrance door and walk-in storage cupboard off.

Lounge Area

With double glazed, sliding patio door, uPVC double glazed box, bay window, further uPVC double glazed window to side elevation and archway opening to dining area. Measurement extending to 4.50m into bay. 18'5" x 11'9" (5.66m x 3.65m)

Dining room Area

With uPVC double glazed window and staircase to 1st floor. 13'7" x 7'9" (4.18m x 2.43m)

Bedroom 4/Study

With uPVC double glazed window and having a partially collapsed ceiling. Maximum depth measurement. 13'7" x 11'2" (4.19m x 3.43m)

Bathroom

With bath, wash basin, toilet and uPVC double glazed window. 6'5" x 6'2" (1.99m x 1.89m)

First floor landing

With open tread staircase and partly exposed roof timbers.



Bedroom 1

With uPVC double glazed windows, partly exposed roof timbers. 18'7" x 12'1" (5.7m x 3.69m)

Bedroom 2

With uPVC double glazed window and access to roof space. 11'7" x 11' (3.58m x 3.36m)

Bedroom 3

With UPVC double glazed window and built-in airing cupboard housing hot water cylinder and uPVC double glazed window. 10'9" x 7'6" (3.35m x 2.34m)

Shower room

With shower cubicle housing electric shower, vanity wash basin and WC, chrome heated towel rail, Velux window. 7'3" x 6'1" (2.25m x 1.86m)

Outside

To the front of the property is a low-level wall with metal railings and gate. A deep concrete driveway leads to a prefabricated single garage. Attached to the rear of the property is a lean to corrugated metal and asbestos cement sheeted lean to store. Beyond this is a triangle shaped rear garden which includes a glass greenhouse and is enclosed with timber fencing.

Services

Property is understood to have mains water and electricity. Spare heating is provided by old electric storage heaters and hot water via and electric immersion heater.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the governments online portal, the property is currently in council tax band E.

Mobile

The Ofcom website states there is good mobile coverage from EE and Three.



Broadband

The Ofcom website states that there is superfast broadband available at this property with a mx download speed of 80 Mbps and upload speed of 20 Mbps. The network in the area is Openreach.

Buyer identity check

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.

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

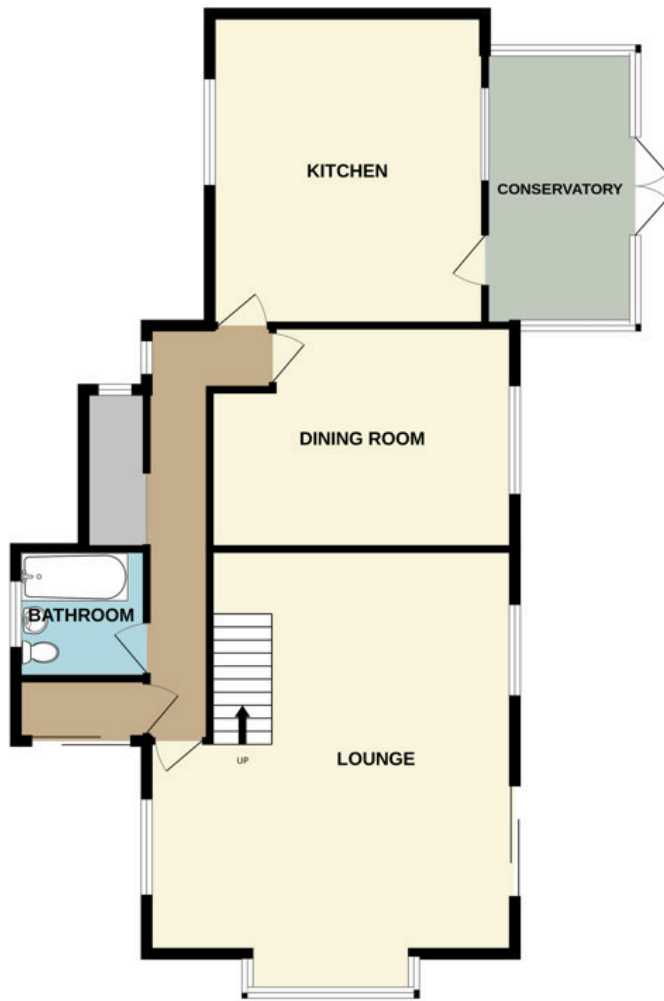
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

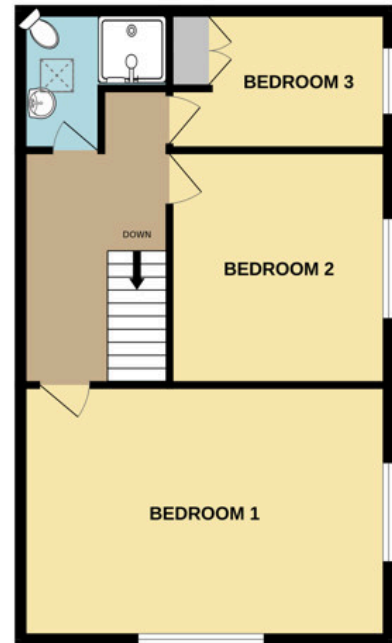
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.3 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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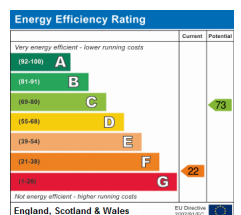
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.