

45 Broadbank Louth LN11 0EW

£350,000

Council Tax Band B

JOHN TAYLORS
EST. 1859

A fine example of a three storey Victorian townhouse situated within the conservation area of Louth and benefiting from being only a short distance from the town centre. The spacious rooms offer many attractive character features which include ceiling cornices, panelled doors, deep skirting boards, sash windows, period fireplaces as well as retaining its original metal railings and gate to it's exterior front boundary wall. The property offers flexible accommodation which includes a lower ground floor with its own external entrance door as well as having a private west facing rear courtyard garden and modern gas fired central heating boiler. According to the EPC, the total internal floor area is approximately 2000 sq.ft.

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

Upper Ground Floor Recessed Porch

The property is approached via stone steps leading up to the upper ground floor recessed entrance porch which has an overhead lantern pendant light, large ornate front door and fanlight over.

Entrance Hall

With telephone point, deep skirting boards, tessellated tiled floor, cornicing to ceiling, decorative ceiling arch, radiator, under stairs storage cupboard and door providing access to the lower ground floor accommodation.



Cloak Room

With hand basin, radiator and close couple toilet.

Lounge

With ornate fire surround housing a living flame gas fire, cornicing to ceiling, ceiling rose, picture rail, radiator, deep skirting boards, ornate door architraves and panel door, sash window, archway to dining room. Measurement extending to 5.60m into bay.

17'2" x 15'8" (5.26m x 4.84m)

Dining room

With handsome open fireplace having grey marble roundel fire surround and Art Nouveau style grate having tiled slips, alcove shelving and cupboard, coved ceiling, picture rail, deep skirting boards, panel door, and uPVC double glazed patio doors having a integrated blind, radiator. Measurements into chimney recess.

15'2" x 14'1" (4.66m x 4.31m)

Kitchen

With fitted wall and base cupboards, granite effect worktops, Kenwood integrated electric hob and Zanussi cooker hood over, integrated electric oven, stainless steel sink having mini sink and mixer tap, space for dishwasher, tiled splash backs, radiator, space for large fridge freezer, part glazed access door.

15'1" x 10'1" (4.63m x 3.1m)

Lower Ground Floor Entrance Lobby

With timber front door and storeroom off having an electric meter and consumer box.

Sitting Room/Office

With tiled floor, brick fireplace housing a multi fuel stove, radiator, sash bay window, alcove book shelving. Maximum depth measurement. 18'4" x 16'1" (5.61m x 4.93m)

WC

With hand basin and close couple toilet.

Staircase Lobby

With staircase to first floor hallway, tiled floor, radiator, recess storage cupboard and further built-in cupboard currently housing a freezer and having a power point.

Stairs To Second Floor Split Level Landing

With ornate roof light having coloured and etched glazing, radiator, built-in cupboard, decorative corbel arch, further access hatch to roof space, central heating timer control, built-in airing cupboard housing modern Glow worm gas fired central heating boiler, hot water cylinder and shelving.

Bedroom 1

With original fireplace having corbel surround and cast iron arch grate, built-in wardrobe, coved ceiling, large sash window, radiator and panel door. Measurements into chimney recess. 15'7" x 11'7" (4.81m x 3.58m)

Bedroom 2

With original fireplace having corbel surround and cast-iron arch grate, radiator, picture rail, coved ceiling, large sash window and radiator. Measurement into chimney recess. 14'6" x 14'1" (4.48m x 4.32m)

Bedroom 3

With radiator, panel door, picture rail and sash window . 12' x 8'3" (3.66m x 2.56m)

WC

With radiator and close couple toilet, access to roof space.

Bathroom

With roll top bath having telephone shower tap, twin wash-basins, part panelled walls, radiator, coved ceiling, sash window and door providing access to: 10'1" x 8'6" (3.08m x 2.65m)

Laundry Room

With sash window, fitted base cupboard & plumbing for washing machine and vent for a dryer. 10'1" x 6'4" (3.1m x 1.97m)

Outside

The property has a private and enclosed west facing rear courtyard garden which has paved patio areas ,a gravelled area and timber shed, all enclosed with brick walls.



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. Ultrafast download speed 1000Mbps and load up speed of 100 Mbps. Openreach and Virgin Media networks are available.

Mobile

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

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

Cording to government's online portal the property is currently in Council Tax Band.

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. We have been made aware by the sellers that the following items will be included in the sale. All curtains and blinds, all white goods in the laundry room and kitchen, all three double divans and mattresses in bedrooms.

LOWER GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



UPPER FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 2045 sq.ft. (190.0 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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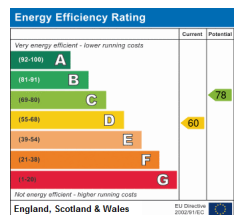
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.