



Bridge House 153b Eastgate Louth LN11 9AJ

£415,000

Council Tax Band E

JOHN TAYLORS
EST. 1859

Standing on a slightly elevated plot of approximately 0.17 acres, this well proportioned detached house is conveniently situated within the town's conservation area and is within easy walking distance of Louth's retail centre. The property has been greatly improved by the current owners in recent years and offers ample off street parking, as well as delightful & spacious gardens within a popular residential location.

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.

Recess Porch

Having uPVC double glazed front door and matching side window.

Entrance Hall

With coved ceiling, telephone point, thermostat control, radiator, built-in, cloaks cupboard and under stairs open storage area.

Cloak Room

With wash basin, close couple WC, part tiled walls, uPVC double glazed window and radiator.

7'6" x 2'9" (2.32m x 0.9m)

Lounge

With painted stone open fireplace and display plinths, uPVC double glazed box bay window, further two uPVC double glazed windows to side elevation, coved ceiling, wood effect laminate flooring, archway opening to dining room. Minimum depth measurement.

18' x 13'9" (5.51m x 4.26m)

Sitting Room/ Dining Room

With coved ceiling, uPVC double glazed patio door, radiator and wood effect laminate flooring.

13'9" x 9'8" (4.24m x 3m)

Breakfast Kitchen

Fitted with modern wall and base cupboards & having marble effect worktops, ceramic sink having a mini sink, draining board and mixer tap, integrated Lamona electric hob, oven and extractor hood over, splash backs, uPVC double glazed window with views of the rear garden and further fix panel double glazed window to side elevation, radiator.

13'9" x 9'8" (4.24m x 3m)

Utility Room

With fitted base cupboards and marble effect roll top worktops, stainless steel double sink and drainer board, space for washing machine, tiled splash backs, Vaillant gas fired central heating boiler, radiator, space for fridge freezer, uPVC double glazed window and side access door.

12'3" x 5'9" (3.76m x 1.82m)

Staircase To First Floor Landing

With coved ceiling, radiator, access to roof space, built-in airing cupboard housing hot water cylinder and storage shelving.



Bedroom 1

With uPVC double glazed window overlooking rear garden. Radiator, coved ceiling, built-in wardrobe, Maximum depth measurement.

12'8" x 11'7" (3.93m x 3.57m)

Ensuite Shower Room

With corner shower cubicle having a mains feed bar shower, wash basin, close couple WC, part tiled walls, shaver point, uPVC double glazed window, extractor fan, radiator and bathroom ceiling lights having two different light settings.

8'3" x 4'2" (2.55m x 1.29m)

Bedroom 2

With radiator, uPVC double glazed window, coved ceiling and built-in wardrobe. Minimum depth measurement.

10'2" x 10' (3.13m x 3.07m)

Bedroom 3

With uPVC double glazed window, radiator, coved ceiling.

9'8" x 9'6" (3m x 2.93m)

Bedroom 4

With uPVC double glazed window, radiator, and coved ceiling. 13'8" x 6'5" (4.22m x 2m)

Shower Room

With white suite comprising of a vanity wash basin, close couple WC with soft closing seat, large walk in shower cubicle having mains fed shower & handheld shower and rain shower combo, walls lined with waterproof splash panels, elongated chrome heated towel rail/radiator, recessed spotlights, uPVC double glazed window. Maximum depth measurement.

8'1" x 7'7" (2.48m x 2.37m)

Outside

The front garden comprises of a shaped lawn, flower and shrub borders, semi mature ornamental trees & tarmac driveway leading to the garage. The rear garden includes a paved patio area, cold water tap, flower & shrub beds, shaped lawn, shrub & ornamental tree borders.

Detached Double Garage

Electric operated up & over garage door, power and lighting, access to roof space and pedestrian access door.

18'3" x 18' (5.58m x 5.5m)

Services

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

Mobile

We understand from the Ofcom website there is likely to be good mobile coverage from EE, 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 Mbp, superfast download speed of 80 Mbps and upload speed of 20 Mbps. Openreach network is available.

Tenure

The property is understood to be freehold.

Council Tax Band

According to government online portal, the property is currently in Council Tax Band E.

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.



GROUND FLOOR



1ST FLOOR



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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