



56 Evison Way North Somercotes Louth LN11 7PE

£140,000

Council Tax BandB

JOHN TAYLORS
EST. 1859

An ideal opportunity to acquire a three bedroom semi detached house with off street parking and which is situated in the popular coastal village of North Somercotes.

Rooms

Side Entrance Lobby

With uPVC double glazed entrance door and stairs to first floor landing.

Lounge

With feature fireplace, alcove cupboard housing oil fired central heating boiler, radiator, recess shelf, radiator, uPVC double glazed sliding patio door to conservatory. Maximum width measurement. 15'7" x 10'9" (4.79m x 3.34m)

Kitchen Diner

With fitted wall and base cupboards, granite effect worktops, tiled splash backs, plumbing for washing machine, stainless steel sink having mini sink and mixer tap, space for electric cooker, radiator, uPVC double glazed window and under stairs storage cupboard. 15'6" x 10'1" (4.76m x 3.09m)

Conservatory

With uPVC double glazed windows and door, tiled floor and polycarbonate pitched roof. 8'8" x 8'2" (2.71m x 2.51m)

Stairs To First Floor Landing

With access to roof space.

Bedroom 1

With radiator and uPVC double glazed window. Maximum width and depth measurements. 15'6" x 10'1" (4.76m x 3.1m)



Bedroom 2

With uPVC double glazed window and radiator. 7'9" x 7'8" (2.41m x 2.39m)

Bedroom 3

With built-in cupboard housing hot water cylinder and central heating timer control, radiator and uPVC double glazed window with open view beyond. Maximum width measurement. 7'8" x 7'4" (2.39m x 2.27m)

Bathroom

With small 'P' shape panel bath having Triton electric shower over, vanity wash basin, close couple WC, part tiled walls, chrome radiator/heated towel rail, uPVC double glazed window. 8'4" x 4'7" (2.58m x 1.45m)

Outside

The front garden includes a lawn, flower and shrub borders and a concrete driveway leading to a timber shed which is situated in front of the garage. The rear garden includes a small lawn, PVC oil storage tank, a sectional concrete single detached garage with asbestos cement sheeted roof.

Services

The property is understood to have mains water, electricity and drainage. Oil fired central heating.

Tenure

The property is understood to be freehold.

Mobile

We understand from the Ofcom website there is no coverage from Three, EE and Vodafone are limited and coverage from O2 is likely for Voice but limited on data.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 11 Mbps and an upload speed of 1 Mbps. and superfast download 45 Mbps and upload speed of 8 Mbps. Openreach network is available.

Council Tax Band

According to the governments online portal, the properties 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.





FLOORPLAN

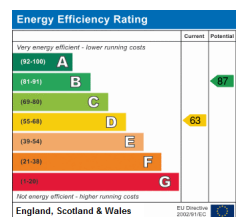
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains,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