



3 Monks Dyke Road Louth LN11 9AD

£130,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859



**Conveniently situated for the town centre this semi-detached townhouse benefits from off street parking as well as a modern gas fired central heating boiler and is an ideal purchase for a buy to let investor, first time buyer or those wishing to downsize to a low maintenance property close to amenities. 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. The property is situated just off the town centre and is within easy walking distance to Morrisons supermarket, Louth Bus Station and the retail high street on Eastgate.

### **Rooms**

#### **Entrance Hall**

With uPVC double glazed front door, radiator, electric consumer box, plumbing for washing machine and stairs leading to 1st floor.

#### **First Floor Landing**

With radiator and smoke alarm.

#### **Open Plan Living Kitchen**

With radiator, double glazed sash style windows, fitted wall and base cupboards, granite effect worktops, integrated electric hob, extractor hood over and integrated electric oven below, stainless steel sink and drainer, tiled splash backs, Ideal Logic gas fired combination central heating boiler. Minimum depth and width measurements. 15'8" x 10'4" (4.84m x 3.19m)



#### **Bedroom 1**

With double glazed sash style window and radiator. Minimum depth measurement.

10'4" x 7'6" (3.18m x 2.32m)

#### **Bedroom 2**

With double glazed window sash style window, access to roof space and radiator.

8'4" x 6'4" (2.58m x 1.98m)

#### **Bathroom**

With panel bath and mains fed shower over, close couple WC, wash basin, radiator and extractor fan.

5'8" x 5'4" (1.78m x 1.67m)

#### **Outside**

The property is accessed by a shared driveway leading to a communal car park with one allocated parking space for number three. The property also includes a paved courtyard enclosed with timber fencing.

#### **Services**

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

#### **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 A.

#### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Openreach network is available.



**Mobile**

We understand from the Ofcom website there is likely mobile coverage EE, three, 02 and Vodafone.

**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  
74 sq.ft. (6.9 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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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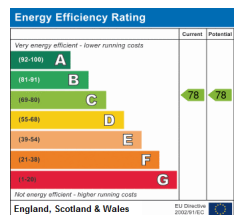
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.