



15 Stutte Close Louth LN11 8YN

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£230,000

Council Tax Band D

**JOHN TAYLORS**  
EST. 1859

**Tucked away in a cul-de-sac position within a popular residential estate, this detached house has three generous size bedrooms making it ideal for families and those looking to upsize or downsize. The south east facing rear garden insures plenty of natural sunlight throughout the day, perfect for morning coffee, gardening or summer entertaining. This is a fantastic opportunity to secure a home in a well established neighbourhood with local amenities & schools within easy reach. EPC Grade D.**

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**

### **Entrance Hall**

With panel effect composite double glazed entrance door, wood flooring, radiator & under stairs storage cupboard.

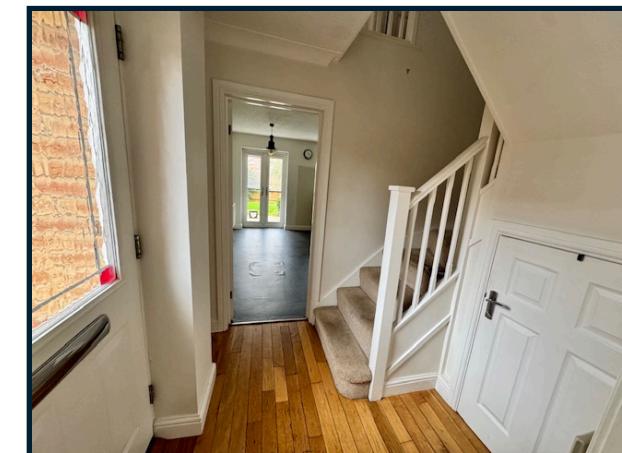
### **Lounge**

With Minster style fireplace housing living flame gas fire, wooden flooring, coved ceiling, two uPVC double glazed windows, radiator. 12'7" x 11'6" (3.88m x 3.55m)



### **Breakfast Kitchen**

With fitted kitchen comprising of wall and base cupboards, granite effect worktops, ceramic sink with drainer board and mini sink, integrated electric oven and gas hob with extractor hood over, space for slimline dishwasher and also fridge freezer, two radiators, uPVC double glazed window and patio doors. ('L' Shaped room) 12'8" x 8'3" (3.91m x 2.56m) & 6'4" x 5'5" (1.96m x 1.69m)



### **Utility Room**

With fitted wall and base cupboards, granite effect worktops over, stainless steel sink and drainer board, space for washing machine and dryer, radiator, composite external door and extra extractor fan.

5'9" x 5' (1.8m x 1.54m)

### **WC**

With wash basin, close couple toilet, radiator, electric consumer unit, extractor fan and uPVC double glazed window.



### **Stairs To First Floor Landing**

With radiator, uPVC double glazed window, access to roof space and built-in cupboard housing Viessmann gas fired central heating Combi boiler.

## **Bedroom 1**

With two uPVC double glazed windows, radiator.

Minimum depth measurement.

12'7" x 9' (3.89m x 2.76m)

## **En-Suite Shower Room**

With tiled shower cubicle, close couple toilet, wash basin, tiled floor, chrome heated towel rail/radiator, extractor fan, shaver point and uPVC double glazed window.

## **Bedroom 2**

Having a uPVC double glazed window, built-in wardrobes and radiator. Measurement into sloping ceiling.

12'8" x 8'8" (3.91m x 2.69m)

## **Bedroom 3**

With uPVC double glazed window, radiator. Minimum depth measurement. 12'7" x 8'2" (3.9m x 2.5m)

## **Bathroom**

With panel bath having shower attachment over, wash basin, close couple toilet, chrome heated towel rail/radiator, splash board lined walls and tiled floor, uPVC double glazed window, shaver points, extractor fan.

Minimum depth measurement. 5'8" x 4'9" (1.77m x 1.5m)

## **Outside**

To the front of the property is a small garden area which is laid to lawn and includes an ornamental tree and a tarmac driveway leading to a single garage. The rear garden includes a paved patio and gravel areas, lawn and ornamental shrubs and trees.

## **Single Garage**

With up and over garage door, power and lighting and a uPVC double glazed pedestrian access door.

17'1" x 8'8" (5.23m x 2.7m)

## **Services**

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

## **Tenure**

The property is understood to be freehold.

## **Council Tax Band**

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

## **Mobile**

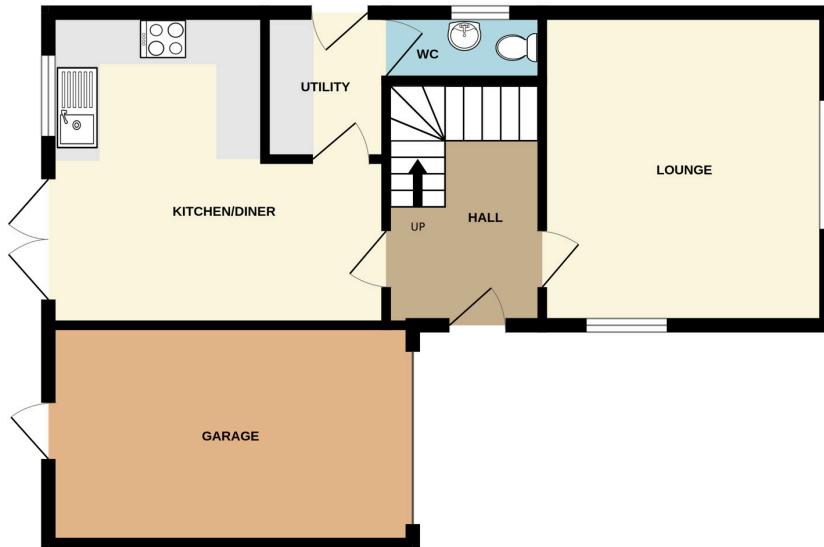
We understand from the Ofcom website there is 74% mobile coverage from EE, 74% from 02 and 62% with Three and 72% with Vodafone.

## **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 14 Mbps and an upload speed of 1 Mbps. Ultrafast broadband is also available with download speed 71 Mbps and upload speed of 18Mbps. Openreach and Virgin Media are the available networks.



GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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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.

