



9 The Sidings  
Louth LN11 0PX

**M A S O N S**  
SALES & LETTINGS

# 9 The Sidings, Louth, Lincolnshire LN11 0PX

- **Of particular interest to investors.**
- **Modern end terraced house in central residential area of Louth.**
- **Forecourt with car parking space.**
- **Two bedrooms and first floor shower room.**
- **Entrance lobby, lounge and dining kitchen with cooker.**
- **Small rear garden with timber shed.**
- **Currently let on an assured shorthold tenancy which has reverted to a periodic tenancy.**

## Directions

From St. James' church travel along Little Eastgate and at the junction bear left along Eastgate and through the town centre. At the second mini roundabout turn left onto Ramsgate, follow the road and at the next mini roundabout take the second exit along Ramsgate Road and then turn first left into Station Approach. Bear left at the crossroads along The Sidings until number 9 is found on the right hand side.

## The Property

We estimate that this modern, end terraced house was constructed during the early 1990's and the property has

buff coloured, brick-faced principal walls beneath a pitched timber roof structure covered in concrete interlocking tiles. The windows and external doors are mahogany-effect, double-glazed units and the property has a gas central heating system.

## Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

## Ground Floor

Part-glazed (double-glazed) front door with decorative panes to: -

## Entrance Lobby

With coat hooks to wall plaque, radiator, laminated floor covering and electricity consumer unit. Door to: -



### Lounge

Electric fire set into an ornamental surround, pine dado rail, double radiator, TV aerial socket and telephone socket. Staircase with pine pillared balustrade leading up to the first floor. Connecting door through to the : -

### Dining Kitchen



With base and wall units finished in a pale grey mosaic pattern and comprising cupboard and drawer units, roll-edge work surfaces with ceramic tiled splash-backs, single drainer stainless steel sink unit and space with plumbing for washing machine. Belling electric cooker with four plates, oven and grill. Space for upright fridge/freezer. Worcester gas-fired central heating boiler with digital programmer adjacent. Strip light, rear window and part-glazed (double-glazed) door to outside.

**First Floor - Landing** with radiator, dado rail and smoke alarm. Trap access with drop down ladder to the roof void.

### Bedroom 1 (Front)



A well-proportioned room with two windows on the front elevation, a double radiator and a built-in airing cupboard containing a foam-lagged hot water cylinder with linen shelves over.

### Bedroom 2 (Rear)



With radiator and a rear window.

## Shower Room



White suite comprising low-level WC and pedestal wash hand basin, together with ceramic tiled and glazed shower cubicle with sliding glazed door and a shower mixer unit. The room has part ceramic tiled walls, a radiator, wall mirror and rear window.

## Outside

At the front of the property there is a paved car parking space and a gravel bed adjacent suitable for flower pots and tubs. Pathway leading to the front door and external electricity and gas meter cabinets.



To the rear of the property there is a small courtyard with a good sized timber shed, timber decking and slab paving, together with climbing plants to side fencing and a pedestrian gate from the side. Visitor parking area adjacent.

Rear outside light and external water tap.

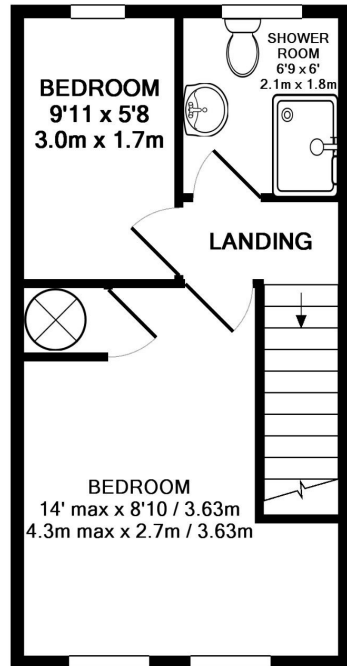
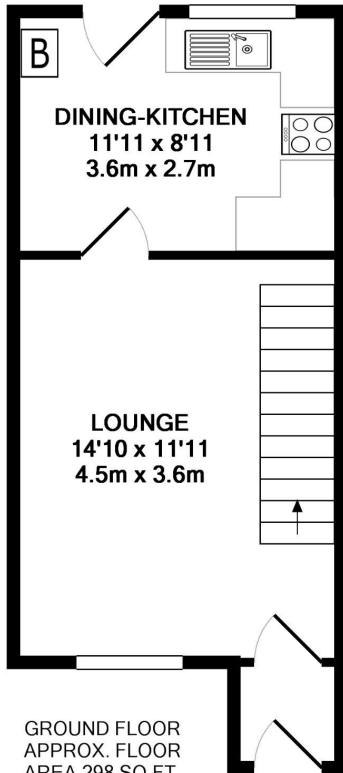
## Tenancy

The property is currently let through Masons on an assured shorthold tenancy which commenced on 5/12/2014 and has therefore reverted to a periodic tenancy. The current rent is £420 per calendar month ( review due October 2018)

## Viewing:

Strictly by prior appointment with the selling agent.

## Floor Plans



TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2018

## Location

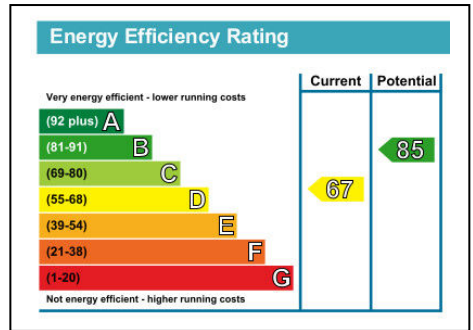
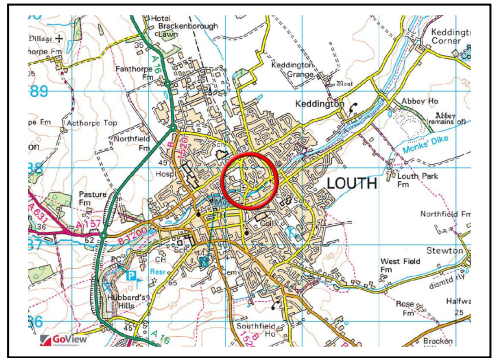
Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a modern sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

## General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

A copy of the full energy performance certificate is available by email on request.



Cornmarket, Louth, Lincolnshire LN11 9QD

T 01507 350500

F 01507 600561

### Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

M417 Printed by Ravensworth 01670 713330

**MASONS**  
SALES & LETTINGS