



The Terrace | Stewton Lane | Louth

Asking Price: £162,500



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property it must be


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SUPERB TOWNHOUSE WITHIN A POPULAR RESIDENTIAL RETIREMENT AREA FOR THE OVER 60'S



SUMMARY

- 3 Bedrooms
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Outside

DESCRIPTION

This is a rare opportunity to purchase a superb townhouse, located within the beautiful grounds of Stewton House Care home. The property forms a small residential area for the over 60's complete with emergency call bell system. The property benefits from uPVC double glazing and electric storage heating. Internal viewing is a must to appreciate the accommodation that is on offer. This property is being sold with no forward chain.

LOCATION

The property is situated close to the leisure centre and is on a regular bus route. The market town of Louth is a short distance away, where you will find all of the attractions of a busy market town. The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16.

DIRECTIONS

From our offices on Cornmarket head onto Eastgate. Follow the road to the mini roundabout and take the second exit onto Church Lane. Continue up Church Street to the Junction and turn left onto Newmarket. Continue along Newmarket turning left onto Stewton Lane. Turn right again and follow the road turning left at the Stewton House sign, the property is located within the grounds of Stewton House Nursing Home.



PARTICULARS OF SALE

Entrance Hall:

Part glazed uPVC entrance door. Staircase rising to the first floor accommodation. Useful cloaks cupboard. Internal door leading to the lounge.

Lounge:

16'3" x 13'4" (4.95m x 4.06m)

Twin window to the front elevation overlooking the communal garden. The main focal feature of this room is the fireplace with marble inset and hearth incorporating an electric fire. TV aerial point and coving to the ceiling. Electric storage heater. Internal door to the inner hall.

Inner Hall:

Internal doors leading to the dining room, kitchen, and ground floor shower room.

Dining Room:

11'8" x 11'4" (3.56m x 3.45m)

Window to the rear. Built in polished wood storage cupboards and drawers. Electric storage heater.

Kitchen:

9'8" x 6'6" (2.95m x 1.98m)

Part glazed uPVC entrance door leading to the rear communal garden. Fitted with a range of modern wall and base units with complementary worksurfaces incorporating stainless steel sink unit. Built in electric oven, electric hob with extractor over. Tiling to the splash area. Plumbing for a washing machine and recessed lighting.

Ground Floor Shower room:

Fitted with a modern white three piece suite comprising close coupled wc, vanity wash hand basin and shower cubicle with electric shower. Tiling to the splash areas. Recessed lighting and heated towel rail. Understairs storage cupboard.

Landing:

Access to all bedrooms and bathroom. Access to the loft space.

Bedroom One:

13'10" x 11'10" (4.22m x 3.6m)

Window and Velux roof window to the front. Twin fitted wardrobes. TV aerial point and electric storage heater.

Bedroom Two:

11'5" x 7'10" max (3.48m x 2.4m max)

Velux roof window to the rear. Built in wardrobe, dressing table and mirror above. Wall light points.

Bedroom Three:

7'1" x 6'10" (2.16m x 2.08m)

Velux roof window to the rear. Access to the eaves for storage.

Bathroom:

7'10" x 6'5" (2.4m x 1.96m)

Velux roof window to the front. Fitted with a white three piece suite comprising adapted shower/bath with raising seat. Mixer tap with shower attachment. Wash hand basin and close coupled wc. Tiling to the splash areas and tile effect flooring. Electric wall heater and heated towel rail. Recessed lighting.

Outside:

The front garden is open plan with block paved parking space. Lawned with shrub border. There is communal gardens to the rear which are lawned.

Service Charge:

Per Annum

The annual service charge is £1,068 and includes:

- Gardening and maintenance.
- Call bell maintenance.
- Window cleaning
- External lighting and maintenance

An internal cleaning service can be provided for an additional charge.

TENURE

The tenure of this property is Freehold.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers 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.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovele.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.


AGENTS NOTE

These particulars are for guidance only. TC Property Louth Ltd., their clients and any joint agents give notice that:-

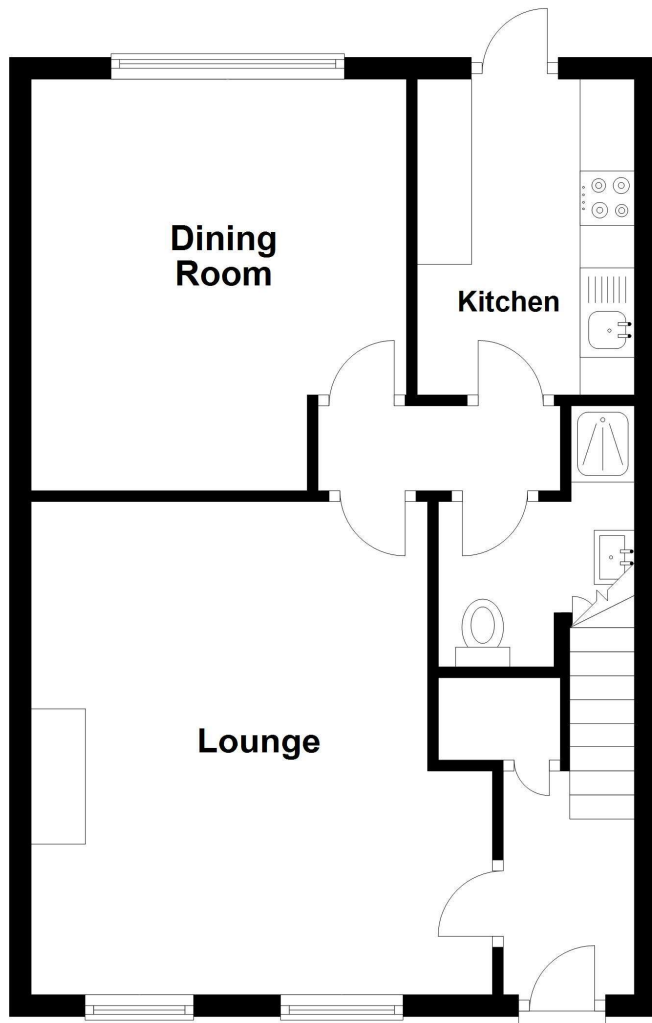
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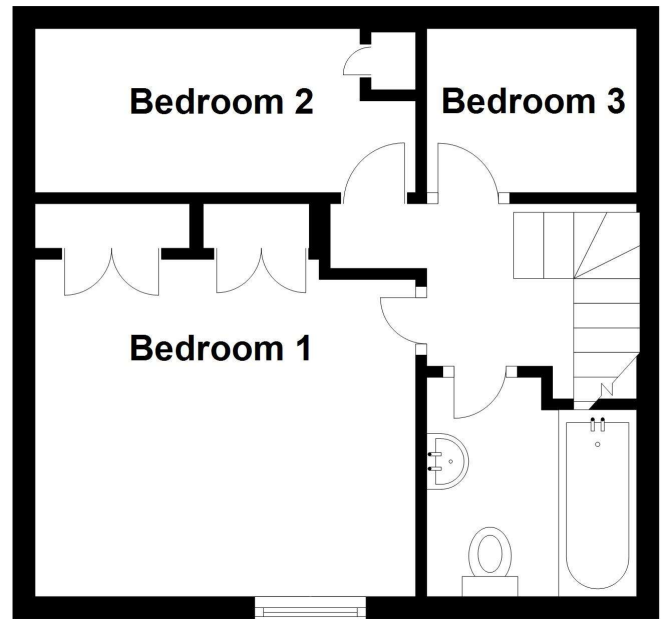
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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