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Parsons Halt, Louth



When it comes to
property it must be


lovelle



£169,950



This well presented and spacious two bedroom end of terrace property, located just a short walk from the town center and boasts off road parking and a enclosed rear garden.

Key Features

- Well Presented Town House
- Lounge & Breakfast Kitchen
- Two Bedrooms
- Bathroom
- Driveway
- Enclosed Rear Gardens
- Short Walk From The Town Centre
- No Onward Chain
- EPC rating D
- Tenure: Freehold



Location

This property is situated in a central location with excellent schooling and local amenities close by. 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 and regular local bus service.

Entrance Hall

Part glazed wooden entrance door to the front elevation. Staircase rising to the first floor accommodation. Door leading to the lounge. Radiator.

Lounge

3.1m x 4.6m (10.04ft x 15.11ft)

Dual aspect double glazed windows to the front and side elevations. The focal point of this lounge is the wooden fire surround with tiled inset and hearth, incorporating a gas fire. Large under stair storage cupboard. TV aerial and telephone point. Radiator.

Breakfast Kitchen

4m x 2.8m (13.07ft x 9.08ft)

Double glazed window overlooking the rear garden. Fitted with a range of wall and base units with complementary work surfaces extending into a breakfast bar area. A 1½ ceramic white sink unit with drainer and mixer tap. Integrated oven and gas hob and plumbing for washing machine. Attractive tiling to splash areas. Wall mounted gas fired central heating boiler. Part glazed entrance door leading to the rear gardens. Radiator.

Landing

Access to the bedrooms and bathroom. Loft access.

Bedroom One

3.1m x 4m (10.06ft x 13.09ft)

Double glazed window to the front elevation. Large open wardrobe space with shelving and railings. TV aerial. Radiator.

Bedroom Two

2.1m x 3.7m (7ft x 12ft)

Double glazed window to the rear elevation. Telephone point. Radiator.

Bathroom

1.8m x 2.5m (6.03ft x 8.06ft)

Double glazed window to the rear elevation. Fitted with a three piece suite comprising panelled bath with electric shower over head. Pedestal wash hand basin and close coupled WC. Airing cupboard housing the hot water cylinder. Radiator.

Outside

The front garden is laid to gravel with a block paved walkway leading to the front door. Fencing to the perimeters. Concrete driveway leading to the gated pedestrian access to the rear garden. Outside lighting. Handy external storage area currently housing the meters and electric consumer unit.

The enclosed rear garden is predominately laid to lawn, with a block paved patio area with dwarf brick walls suitable for al fresco dining. Attractive flower borders. Fencing to the perimeters.

Tenure

We are advised by the owners that the property is Freehold, although we have not had confirmation from the Solicitors.

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

East Lindsey District Council - Telephone 01507 601111.

Viewings

By appointment with the sole selling agents LOVELLE ESTATE AGENCY 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.

Mortgages

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

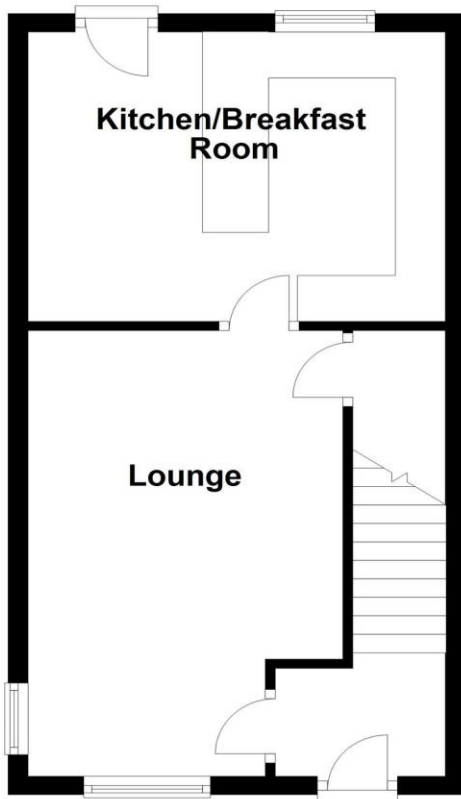
How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so may ultimately lead to you losing out on the property. 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.

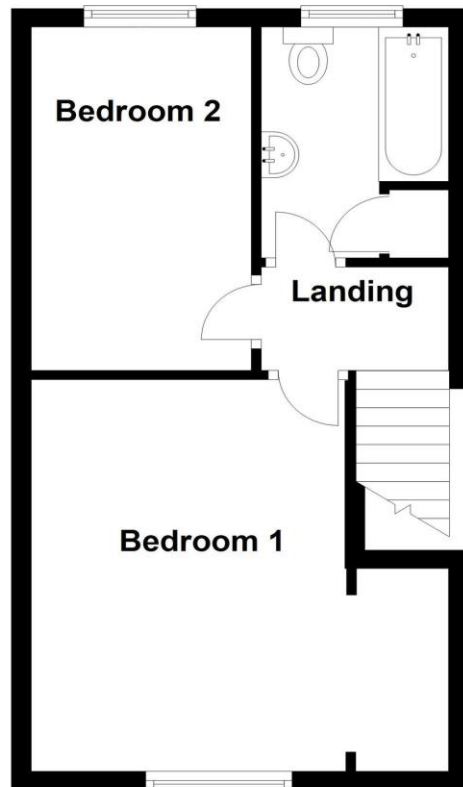
Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available on request.

Ground Floor



First Floor



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