

Buy. Sell. Rent. Let.



Charles Street, Louth



When it comes to
property it must be


lovelle



£174,950

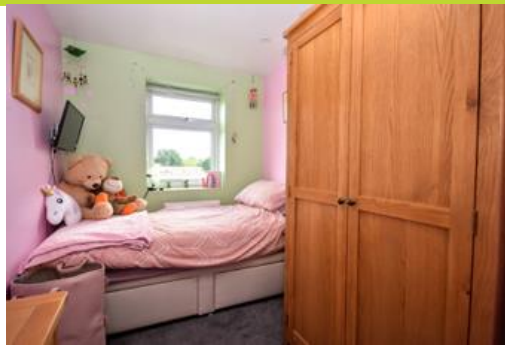
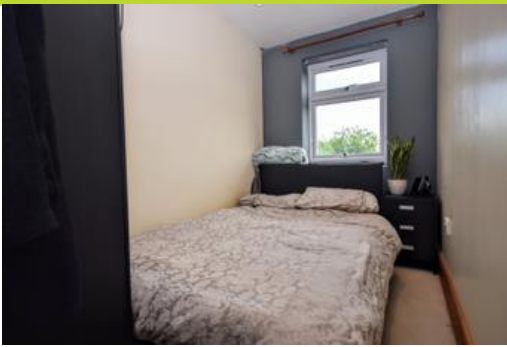


Located just a short walk from the market town centre of Louth is this extended three bedroom townhouse which boasts the rare opportunity to acquire a town centre property with a driveway. Having undergone extensive works by the current vendor this property is the perfect first time buy or investment. Internal viewing is a must to really appreciate the deceptively spacious accommodation on offer. No onward chain.

Key Features

- Three Bedrooms
- Lounge & Dining Room
- Modern Bathroom
- Three Piece Suite Bathroom
- Low Maintenance Rear Garden
- Two Storage Sheds
- Driveway
- No Onward Chain
- EPC rating D
- Tenure: Freehold





Lounge

10'7" x 12'10" (3.2m x 3.9m)

UPVC double glazed window and matching entrance door to the front elevation. Coving to the ceiling. TV aerial and satellite points. The focal point of this lounge is the feature wooden fire surround with marble effect inset and hearth incorporating a gas fire. Dado rail. Cupboard housing the electric consumer unit and meters. Radiator. Door leading to the dining room.

Dining Room

11'0" x 10'1" (3.4m x 3.1m)

UPVC double glazed window to the side elevation. Oak spindle and balustrade staircase rising to the first floor accommodation with under stair storage. Feature wooden fire surround. Storage cupboards and drawers to either side of the chimney recess. TV aerial and telephone point. Radiator. Open through to the kitchen.

Kitchen

10'1" x 13'0" (3.1m x 4m)

UPVC double glazed window to the side elevation. Recently fitted with a range of stunning high gloss finish wall and base units with solid wood worksurfaces with glass splash backs, incorporating a stainless steel single bowl sink unit with mixer tap and drainer. Built in Lamona oven and microwave. Four ring electric hob with stainless steel chimney style extractor over. Integrated fridge and freezer. Plumbing for washing machine and dryer. Wall mounted Ideal gas fired central heating boiler. Open to the rear porch area.

Rear Porch

UPVC double glazed window and matching entrance door to the rear elevation. Radiator. Door leading to the bathroom.

Bathroom

8'0" x 8'1" (2.5m x 2.5m)

This 'L' shaped bathroom is fitted with a white three piece suite comprising of a panelled bath, close coupled WC and a pedestal wash hand basin. UPVC double glazed frosted glass window to the side elevation. Partially tiled walls. Radiator and heated towel rail.

Landing

UPVC double glazed window to the side elevation. Doors leading to all bedrooms.

Bedroom One

11'1" x 10'1" (3.4m x 3.1m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Fitted storage space to both sides of the chimney recess, one of which is open and the other with a double wardrobe. TV aerial. Radiator.

Bedroom Two

21'0" x 6'1" (6.4m x 1.9m)

UPVC double glazed window to the rear elevation. TV aerial. Radiator.

Bedroom Three

6'1" x 9'0" (1.8m x 2.7m)

Bedroom three is accessed by walking through a small walkway from the landing to the bedroom which hosts an airing cupboard currently housing the hot water cylinder and access to the loft space via the loft hatch. The bedroom benefits from a uPVC double glazed window to the rear elevation. Radiator.

Outside

37'0" x 17'1" (11.3m x 5.2m)

The rear garden is accessed via the timber pedestrian gate to the side of the property. The rear garden is currently laid with paving slabs providing ease of maintenance. The garden currently plays host to two large storage buildings, one of which is brick built and benefits from light and power measuring at 18'00 x 8'00 and the second which is timber built, again with light and power measuring at 8'00 x 19'00. External lighting and outside tap. Former coal store. Please note the property has a pedestrian right of way for neighbours to access there rear gardens.

Driveway

14'0" x 29'0" (4.3m x 8.8m)

To the side of the property is a large concrete off road parking area which is rare for this particular location of town.

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 Council - 01507 601111. With a council tax band of A.

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

Viewings

By appointment with the Sole Agent 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.

Mortgage Advice

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. 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 Certificate

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

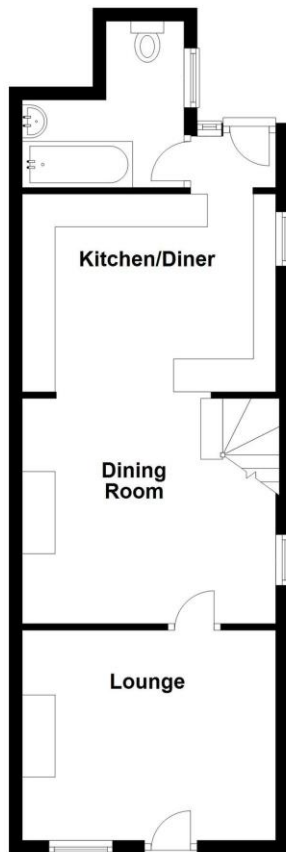
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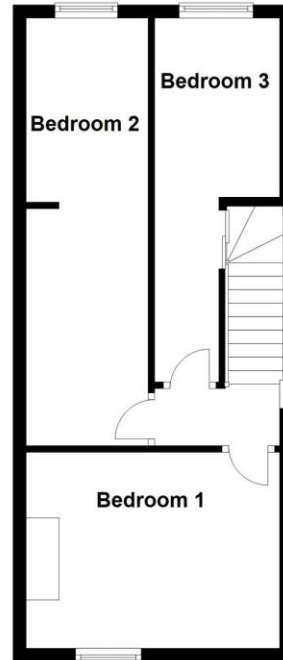
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Ground Floor



First Floor



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it must be

lovelle

01507 603 366

louth@lovelle.co.uk

