

Buy. Sell. Rent. Let.

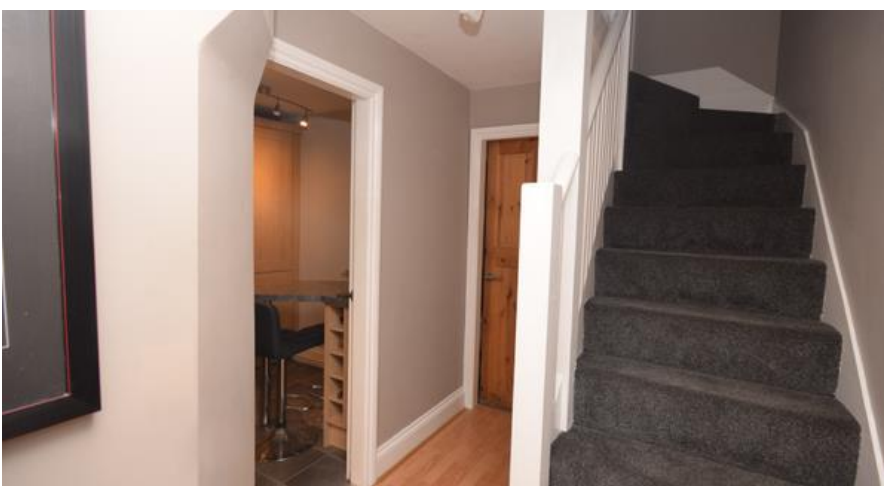


Northgate, Louth



When it comes to  
property it must be

  
lovelle



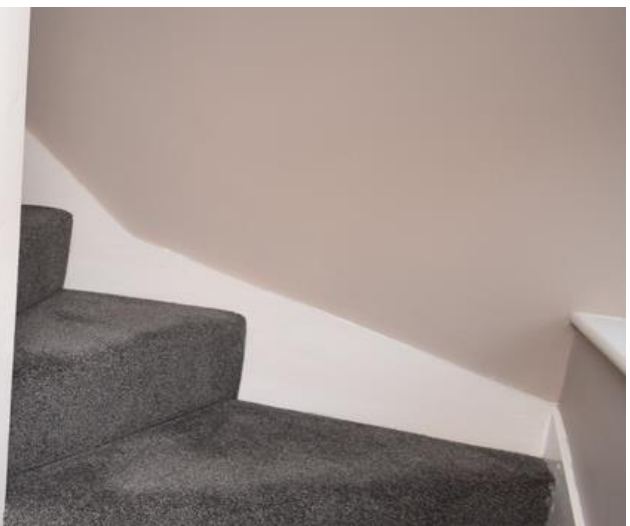
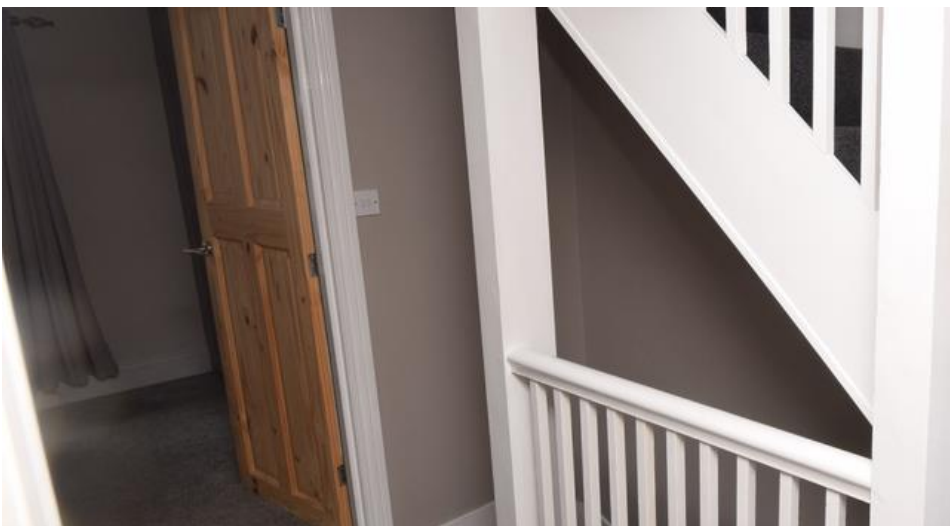
£139,950



Lovelle Estate Agency are delighted to bring to the market this charming two bedroom Grade II listed period town house in the market town centre of Louth. The property is accessed from Spouts Yard and benefits from an allocated parking space. This quaint property would be an ideal first time buy, investment property or an easy maintenance lock up and leave. Contact the office on 01507 603366 to arrange a viewing.

#### Key Features

- Grade II Listed Cottage
- Town Centre Location
- Allocated Parking Space
- Well Maintained Throughout
- Breakfast Kitchen
- Lounge
- Three Storey Property
- Two Double Bedrooms
- First Floor Bathroom
- EPC rating Exempt
- Tenure: Freehold





## Entrance Hall

Hardwood entrance door to the rear elevation opening to the hall. Spindle and balustrade staircase rising to the first-floor accommodation. Wood effect laminate flooring. Radiator. Doors leading to the breakfast kitchen and lounge.

## Breakfast Kitchen

7'1" x 11'0" (2.2m x 3.4m)

Window to the rear elevation. Fitted with a range of modern wood effect shaker style wall and base units with under unit lighting. Complementary work surface over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer with tiled splash back to walls. Integrated electric fan oven with four ring gas hob and stainless-steel chimney style extractor over. Integrated fridge freezer. Plumbing for washing machine. Cupboard housing wall mounted gas fired central heating boiler installed in 2023. Breakfast bar area. Tile effect vinyl flooring with exposed beam to ceiling. Wall mounted electric consumer unit.

## Lounge

11'1" x 12'1" (3.4m x 3.7m)

Angled sash bay window to the front elevation. Tiled hearth. TV aerial point. Radiator.

## First Floor Landing

Window to the front elevation. Doors leading to bedroom one and the bathroom. Continuation of spindle and balustrade staircase rising to the second-floor accommodation.

## Bedroom One

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

Sash window to the front elevation. Two built in double wardrobes to one wall. Radiator.

## Bathroom

11'0" x 9'1" (3.4m x 2.8m)

Window to the rear elevation. This spacious bathroom is fitted with a modern white three-piece suite comprising of panelled bath with handheld shower head attachment, pedestal wash hand basin and close coupled WC. Handy airing cupboard with shelving and radiator.

## Second Floor Landing

Door leading to the second bedroom.

## Bedroom Two

10'1" x 15'1" (3.1m x 4.6m)

Large Velux style window to the rear elevation. Radiator.

## Outside

To the rear of the property is a small outside space with footpath accessed through a gateway leading to the entrance door. Allocated parking space to the rear for one vehicle. However, there is a East Lindsey District Council Car Park a stones throw away which for the price of £250 per annum (per vehicle) a car parking permit can be purchased for 24/7 parking.

## 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

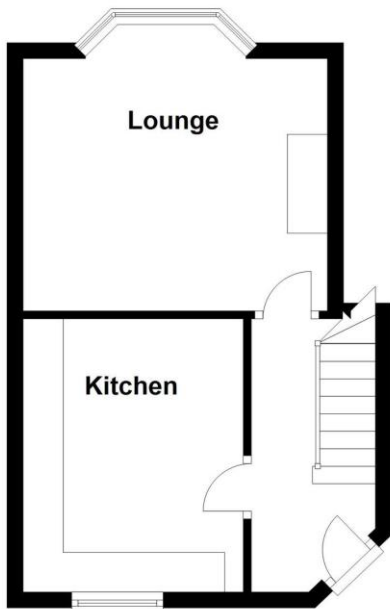
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

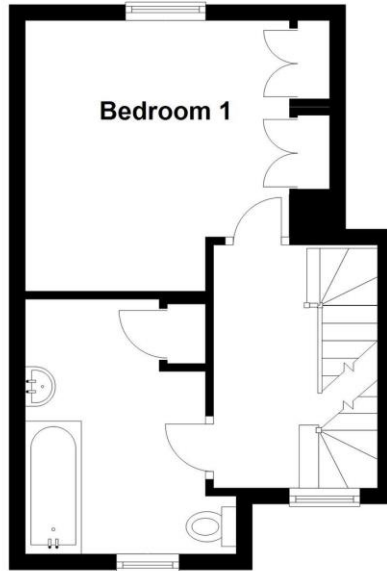
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

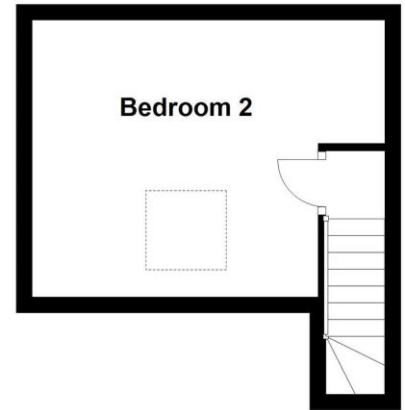
Ground Floor



First Floor



Second Floor



When it comes to **property** it must be



01507 603 366

[louth@lovelle.co.uk](mailto:louth@lovelle.co.uk)

