

Buy. Sell. Rent. Let.



Commercial Road, Louth



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When it comes to
property it must be


lovelle



£159,950



We are delighted to offer for sale this well presented mid terrace property located within the popular market town of Louth. Nearby there are a wide variety of local amenities and schools and internal viewing is highly recommended. The accommodation briefly comprises of lounge, kitchen diner, bathroom, two double bedrooms and rear gardens. This property is been offered with no onward chain.

Key Features

- Charming Mid Terrace Home
- Popular Residential Area
- Internal Viewing Recommended
- Lounge
- Stunning Shaker Style Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms
- Enclosed Rear Garden
- No Onward Chain
- EPC rating C
- Tenure: Freehold





Lounge

11'1" x 12'0" (3.4m x 3.7m)

Hardwood entrance door and sash window to the front elevation. Coving to the ceiling. Low level storage cupboards and shelving to each side of the chimney breast. One of which houses the gas meter. Telephone point. Radiator. Open through to the inner hall.

Inner Hall

Handy spacious under stair storage cupboard of which houses the wall mounted electric consumer unit and electric meter. Radiator. Open through to the kitchen diner and door to the bathroom.

Bathroom

4'1" x 6'0" (1.2m x 1.8m)

Fitted with a three piece suite comprising of a panelled bath with electric Mira shower over, close coupled WC and circular wash hand basin with mixer tap. Extractor fan.

Kitchen Diner

12'0" x 13'0" (3.7m x 4m)

UPVC double glazed window and entrance door to the rear elevation. Fitted with a stunning range of shaker style base units with solid wood worksurface over incorporating a double ceramic butler sink unit with stainless steel mixer tap. Electric cooker point with stainless steel chimney style extractor over. Cream brick style tiling to splash areas. Plumbing for washing machine. Staircase rising to the first floor accommodation. Radiator.

Landing

Doors leading to both bedrooms. UPVC double glazed window to the rear elevation.

Bedroom One

12'0" x 11'0" (3.7m x 3.4m)

Sash window to the front elevation. Handy airing cupboard currently housing the wall mounted gas fired Viessman combination boiler. Radiator.

Bedroom Two

9'0" x 8'1" (2.7m x 2.5m)

UPVC double glazed window to the rear elevation. Access to the loft via the loft hatch. Radiator.

Outside

The rear garden can be accessed via the property or the pedestrian right of way. The garden is laid to lawn and gravel with a paved footpath leading to the timber garden shed. The perimeters are made up of a combination of high level timber fencing, hedging and brick boundary wall. Timber bin store. External lighting.

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

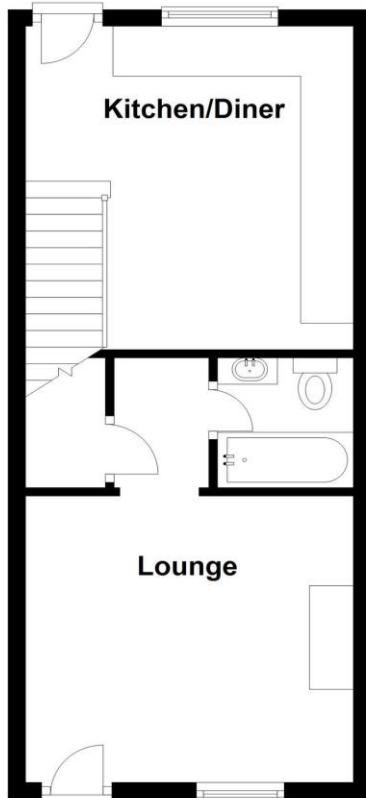
A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or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

Agents Notes

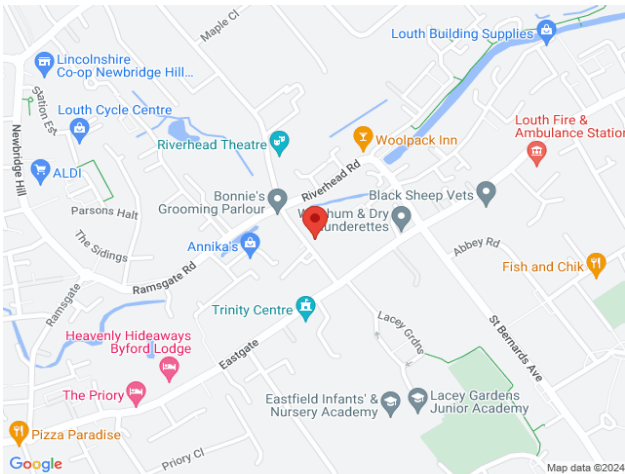
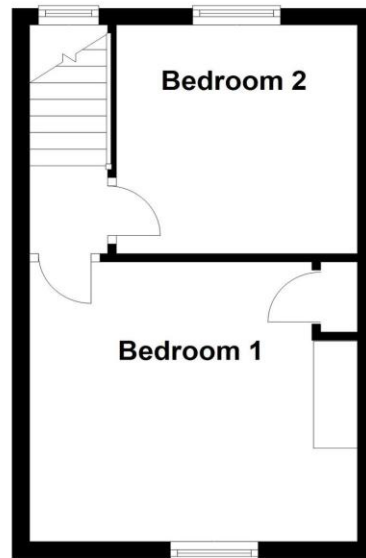
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They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

Ground Floor



First Floor



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