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Hawthorne Avenue, Louth



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When it comes to
property it must be


lovelle



£149,950



Located a couple of minutes walk from the stunning market town centre of Louth is this two bedroom townhouse been offered with no onward chain. The well planned and spacious accommodation briefly comprises entrance hall, lounge, dining room, kitchen, landing, two bedrooms and first floor bathroom as well as a private well maintained rear courtyard garden with two brick stores.

Key Features

- Short Walk from Town Centre
- Period Townhouse
- Entrance Hall
- Lounge & Dining Room
- Kitchen
- Two Bedrooms
- First Floor Bathroom
- Private Rear Courtyard Garden
- Two Brick Stores to Rear
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Entrance Hall

11'1" x 2'1" (3.4m x 0.6m)

Hardwood entrance door to the front elevation. Dado rail. Victorian quarry tiled flooring. Radiator. Doors leading to the dining room and lounge.

Lounge

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

UPVC double glazed window to the front elevation. Coving to the ceiling. TV aerial point. The focal point of the lounge is the inglenook fireplace with wooden fire surround and tiled hearth. Low level cupboard currently housing the electric fuse box, electric meter and gas meter. Radiator.

Dining Room

14'0" x 11'0" (4.3m x 3.4m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Open grate fire with wooden fire surround and tiled inset. Spindle and balustrade staircase rising to the first floor accommodation with handy under stair storage cupboard. Radiator. Door leading to the kitchen.

Kitchen

6'1" x 13'1" (1.8m x 4m)

UPVC double glazed window to the side elevation and hardwood entrance door leading to the garden. The kitchen is fitted with a range of cream shaker style wall and base units with complementary worksurface over incorporating a single bowl stainless steel sink unit with mixer tap and drainer. Built in Zanussi electric fan oven with four ring Zanussi gas hob over. Plumbing for washing machine. Wall mounted Ideal gas fired central heating boiler. Radiator.

Landing

Access to the loft space via the loft hatch. Storage cupboard over the stairs equipped with shelving. Doors leading to the bedrooms and the bathroom.

Bedroom One

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

UPVC double glazed window to the front elevation. Coving to the ceiling. TV aerial point. Fitted wardrobes to either side of the chimney breast. Telephone point. Radiator.

Bedroom Two

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

UPVC double glazed window to the rear elevation. Fitted double wardrobe. Radiator.

Bathroom

6'0" x 9'1" (1.8m x 2.8m)

UPVC double glazed window to the side elevation. Fitted with three piece suite comprising of a panelled bath with electric Triton shower over, close coupled WC and pedestal wash hand basin. Tiling to splash areas. Radiator.

Rear Garden

The private well maintained rear courtyard garden is made up of a sheltered seating area by the entrance door and raised mature flower beds bringing a range of colour to the garden. Two brick stores both of which benefit from light and power points. External lighting. The perimeters are made up of a combination of timber fencing and boundary walls. To the bottom of the garden is a private gate which provides access to the rear passageway.

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.

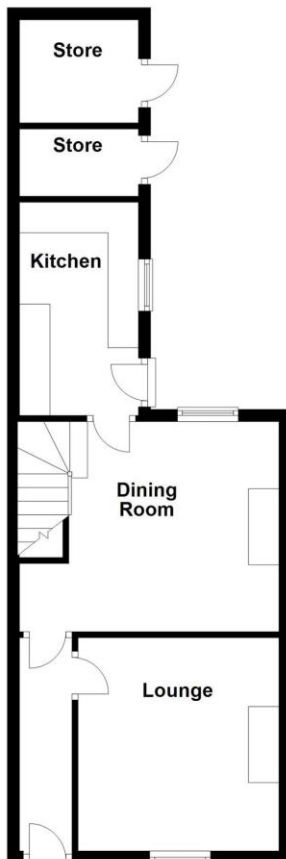
Agents Notes

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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.

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

Ground Floor



First Floor



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


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