



21 Harveys Lane

Louth, LN11 8BP



Book a Viewing!

£46,250 (25% SHARED OWNERSHIP)

25% SHARED OWNERSHIP - A modern three bedroom semi-detached home located within good access to Louth town centre and close to range of shops and facilities. This home is well-presented throughout and offers living accommodation briefly comprising of Hallway, Downstairs WC, Lounge, Kitchen Diner and First Floor Landing leading to three Bedrooms and modern fitted Shower Room. Outside there is a low maintenance garden to the front and a driveway to the side providing off-street parking. To the rear of the property there is a well-maintained and attractive garden and a further section of garden beyond the wall at the bottom of the plot, which could be utilised as a vegetable plot. The property offers a fantastic opportunity for first time buyers and viewing is recommended. £46,250 represents a 25% share, with larger shares and full 100% freehold options available. Contact us for more details.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE – Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty, has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet / 87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavillion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre.



Excellent local schools include the Ofsted 'Outstanding' graded Kidgate Academy Primary School and King Edwards Grammar School. There are a variety of GP practices and Hospital, NHS and Private Dentists. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce.

LEASEHOLD INFORMATION

25% Shared Ownership via the Platform Housing Association.

Rent - Approx. £412.02 pcm (to include the rent, ground rent and building insurance)

Length of Lease - 99 years

Lease start date - 26/03/2009

Lease end date - 31/03/2106

Years Remaining on Lease - 81 years

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

For details on the application process, the Platform Housing Association are available on 0333 200 7304 - Option 2 - Option 3.



ACCOMMODATION

HALL

With UPVC double glazed external door, vinyl flooring, stairs to First Floor and radiator.

WC

With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, radiator and extractor fan.

LOUNGE

13' 2" x 12' 11" (4.01m x 3.94m), with UPVC double glazed window to the front elevation, vinyl flooring and radiator.

KITCHEN/DINER

16' 4" x 9' 1" (4.98m x 2.77m), with UPVC double glazed window and external door, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink and drainer, integral oven, four ring ceramic hob, space for a fridge freezer, plumbing/space for washing machine, space for tumble dryer, radiator and access to understairs storage cupboard.

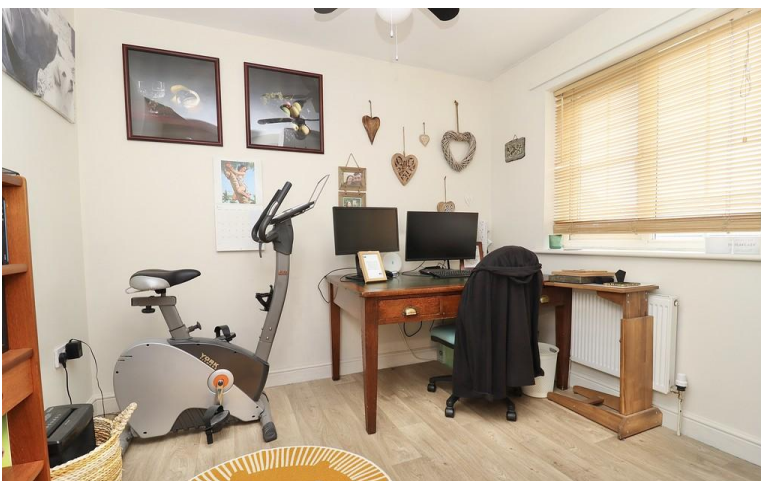


FIRST FLOOR LANDING

With vinyl flooring, overstairs storage cupboard and access to roof void.

BEDROOM 1

12' 4" x 9' 10" (3.76m x 3m), with UPVC double glazed window to the front elevation, vinyl flooring and radiator.





BEDROOM 2

9' 9" x 8' 1" (2.97m x 2.46 m), with UPVC double glazed window to the front elevation, vinyl flooring and radiator.

BEDROOM 3

10' 2" x 6' 7" (3.1m x 2.01 m), with UPVC double glazed window to the front elevation, vinyl flooring and radiator.

SHOWER ROOM

6' 0" x 5' 8" (1.83m x 1.73 m), with UPVC double glazed window to the rear elevation, tiled flooring, tiled walls, low level WC, wash hand basin with cupboard space below, walk-in shower with rainfall shower, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden with a range of shrubs and flowers and a block paved driveway to the side providing off-street parking. A gate leads to the rear garden with a patio seating area, low maintenance gravelled gardens with a range of mature flowers and shrubs and a gate leading to a further garden area beyond a wall to the rear, which could be utilised as a vegetable plot.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sils & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

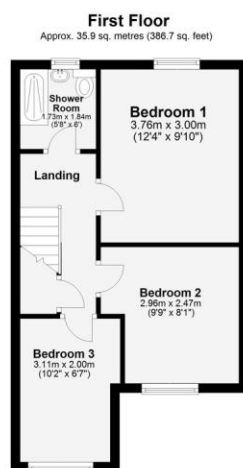
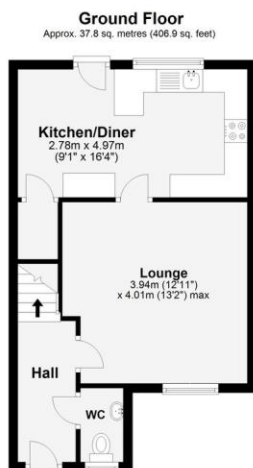
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 73.7 sq. metres (793.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

