



Mount Olivet, Louth, LN11 0EG

FOR SALE - £99,975

CanTERS

Chartered Surveyors

Early viewing is recommended of this two-bedroom mid-terraced cottage, located within the charming Georgian market town of Louth. Mount Olivet can be found just off High Holme Road and is well placed for access to the town centre, which offers a wide selection of shops and schools, including King Edward VI Grammar School, along with two golf courses, a leisure centre and a hospital.

The accommodation which requires updating and renewal is arranged over two floors and benefits from a gas-fired central heating system and Upvc double glazed windows. Briefly comprising a sitting room, dining room and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. Externally, there is a garden to the front and a store to the rear.

Sitting Room	3.53m x 3.89m Having a timber part-glazed entrance door with matching top light, together with a walk-in bay window overlooking the front garden. Feature fireplace with wooden surround and picture rail. Wooden-effect laminate flooring, which continues through into the dining room.
Dining Room	3.75m max x 3.53m max Including staircase, fireplace and built-in cupboard with shelving. A door provides access to the kitchen and the stairs lead to the first-floor accommodation.
Kitchen	3.26m x 1.82m Fitted with wall cupboards and base units with contrasting worktops, incorporating a stainless steel drainer sink unit with mixer tap over. Oven space, splashback tiling, window to the rear aspect and a part-glazed uPVC door providing access to the exterior.
Landing	With window to rear aspect.
Bedroom 1	3.54m x 3.01m With window to front aspect.
Bedroom 2	2.84m x 2.74m With window to rear aspect and wall-mounted central heating boiler.
Bathroom	2.59m x 1.65m Fitted with a suite comprising bath with power shower over, pedestal wash hand basin and low-flush WC. Part-tiled walls.
Outside	The front garden benefits from a wide variety of established shrubs and trees. Access to the rear of the property is via a shared pathway leading to the kitchen. There is a mid-terrace brick-built store (2.56m max x 3.50m max), which incorporates a WC.
Tenure	We are verbally advised that the property is of freehold tenure, and we are awaiting formal confirmation from the vendor's solicitor.
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
EPC Rating:	'C'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

We understand that Mount Olivet is unadopted and are awaiting further clarification regarding liability and conditions.

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom

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ADDITIONAL PHOTOS & PLANS



Front Garden



Outbuilding



Passage



Street Scene

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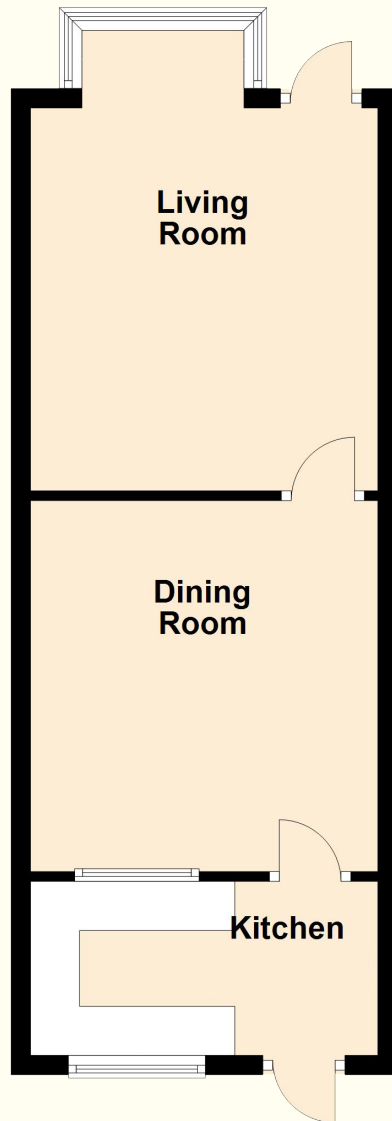
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ADDITIONAL PHOTOS & PLANS

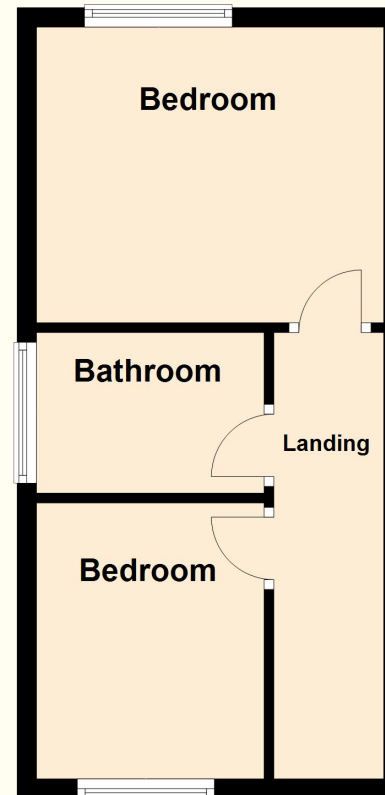
Ground Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



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