



CHOICE PROPERTIES

Estate Agents

16 Woolpack Meadows,
Louth, LN11 7QG

Price £180,000



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom end terrace house, conveniently located in a residential position only a short walk to the local amenities. Offering generously proportioned room sizes, a privately enclosed rear garden and off road parking, this property is also advertised with no onward chain, so early viewing is advised to avoid missing out.

With the benefit of oil central heating and UPVC double glazing the spacious well laid out internal accommodation consists of:

Front entrance door to:

Entrance Hall

Staircase to the first floor landing. Radiator. Smoke alarm. Electric consumer unit. Door to:

Lounge

13'3" x 13'10"

Electric fire set in feature surround. Radiator. Smoke alarm. Centre lighting. Under stairs storage area. Double opening doors leading though to:

Kitchen/Diner

10'6" x 17'2"

Fitted wall and base units with work surfaces over. Integrated electric oven and hob. Stainless steel sink unit and drainer. Plumbing for washing machine and dishwasher. Oil combination boiler which supplies the central heating and hot water. Breakfast bar. Radiator. Part tiled walls. Programmer and thermostat controls for the central heating. Double opening doors leading out to the rear garden. Door to:

WC

5'9" x 3'1"

With w.c. and wash hand basin.

Landing

8'9" x 6'6"

Smoke alarm. Access to the loft area.

Bedroom 1

13'7" x 10'5"

Radiator.

Bedroom 2

10'9" x 10'5"

Radiator.

Bedroom 3

8'8" x 7'9"

Radiator. Fitted storage cupboard.

Bathroom

6'9" x 7'9"

With three piece white suite which consists of a panelled bath with mixer shower and screen over, pedestal wash hand basin and w.c.. Radiator. Extractor fan.

Parking

To the front of the property is a block paved parking area for two vehicles.

Gardens

To the front of the property is a small garden area. To the side is gated access to the privately enclosed rear garden which is gravelled with a paved patio area.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening Hours

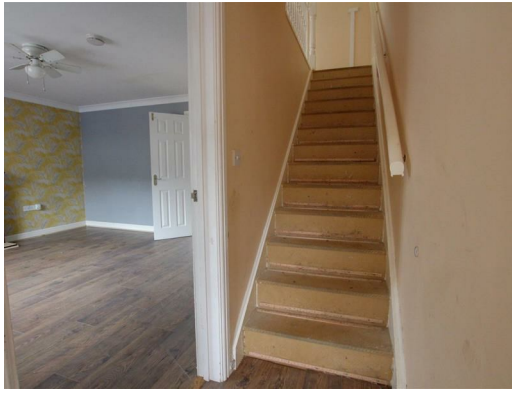
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

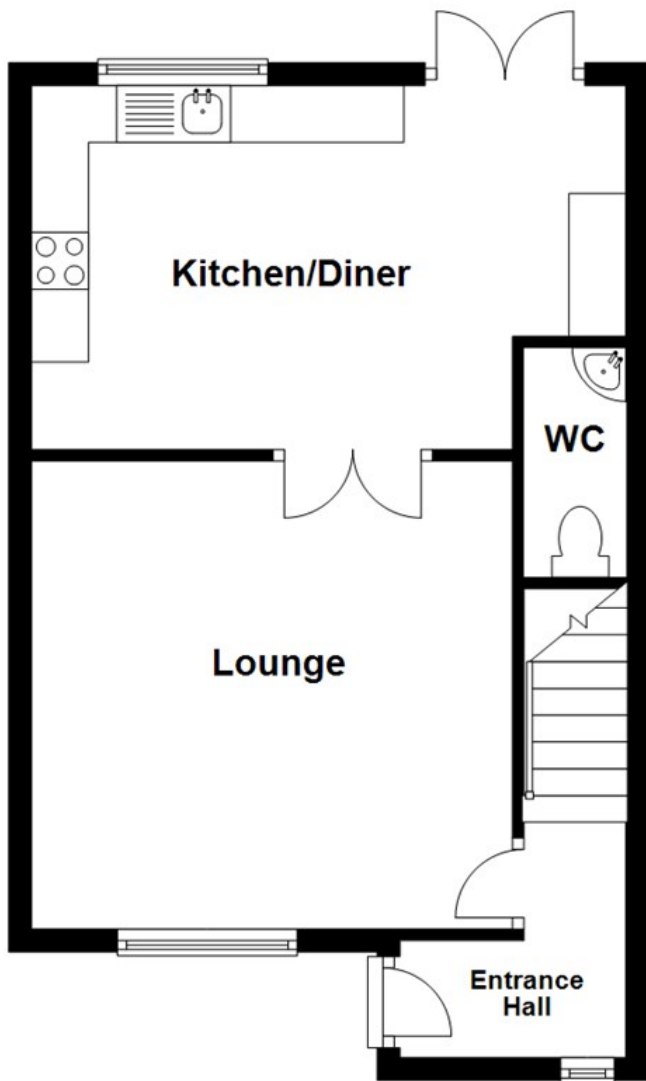
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

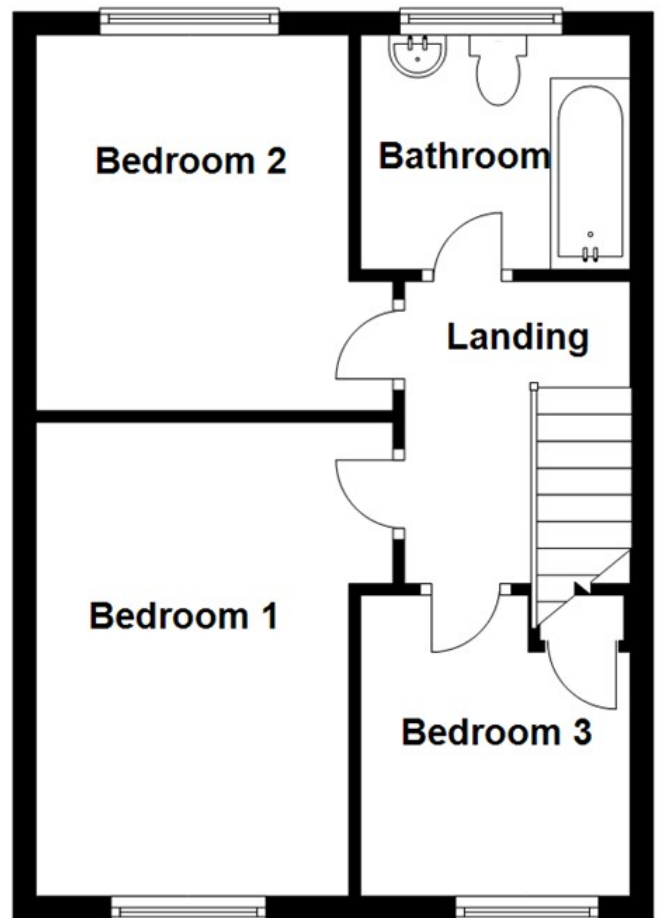




Ground Floor



First Floor



Directions

Using your SatNav please enter the postcode LN11 7QG. When you enter Woolpack Meadows, number 16 can be found towards the bottom of the road on your left hand side.

