



# CHOICE PROPERTIES

*Estate Agents*

3 The Sidings,  
Louth, LN11 0PX

Price £149,950



With No Onward Chain, Choice Properties are delighted to offer for sale this super 2 bedroom end terrace, located in a good position in the charming Georgian market town of Louth. This lovely home offers a spacious Lounge, Kitchen and Conservatory with private garden and ample parking space. Viewing is Highly Recommended.

With the benefit of UPVC Double Glazing and Gas Central Heating the well laid out internal accommodation consists of:-

### **Entrance Hall**

4'2" x 3'11"

Front Entrance Door

### **Reception Room**

14'11" x 12'0"

Electric fire. Radiator. Power points. Staircase to Landing.

### **Kitchen**

5'9" x 12'0"

With wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for automatic washing machine. Pull out breakfast bar. Door to Conservatory.

### **Conservatory**

5'7" x 9'11"

With door to the outside.

### **Landing**

2'9" x 6'2"

Staircase to Landing.

### **Bedroom 1**

13'11" x 12'0"

Radiator. Power points. Fitted wardrobes.

### **Bedroom 2**

9'10" x 5'6"

Radiator. Power points.

### **Shower Room**

6'9" x 6'2"

With walk in shower cubicle, wash hand basin and low level flush w.c. Storage cupboard.

### **Garden**

To the front of the property is an easily maintainable garden. To the rear is a private garden area with Garden Shed which includes power.

### **Tenure**

Freehold

### **Opening hours**

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

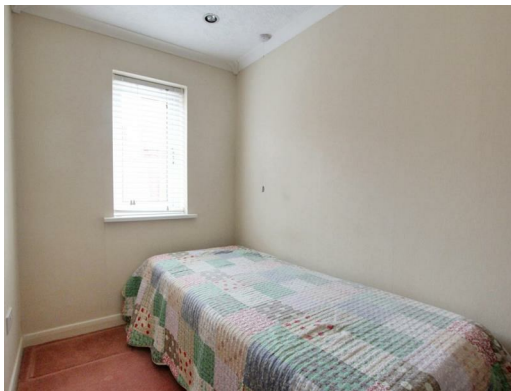
### **Council tax band**

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](http://www.e-lindsey.gov.uk)

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

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.

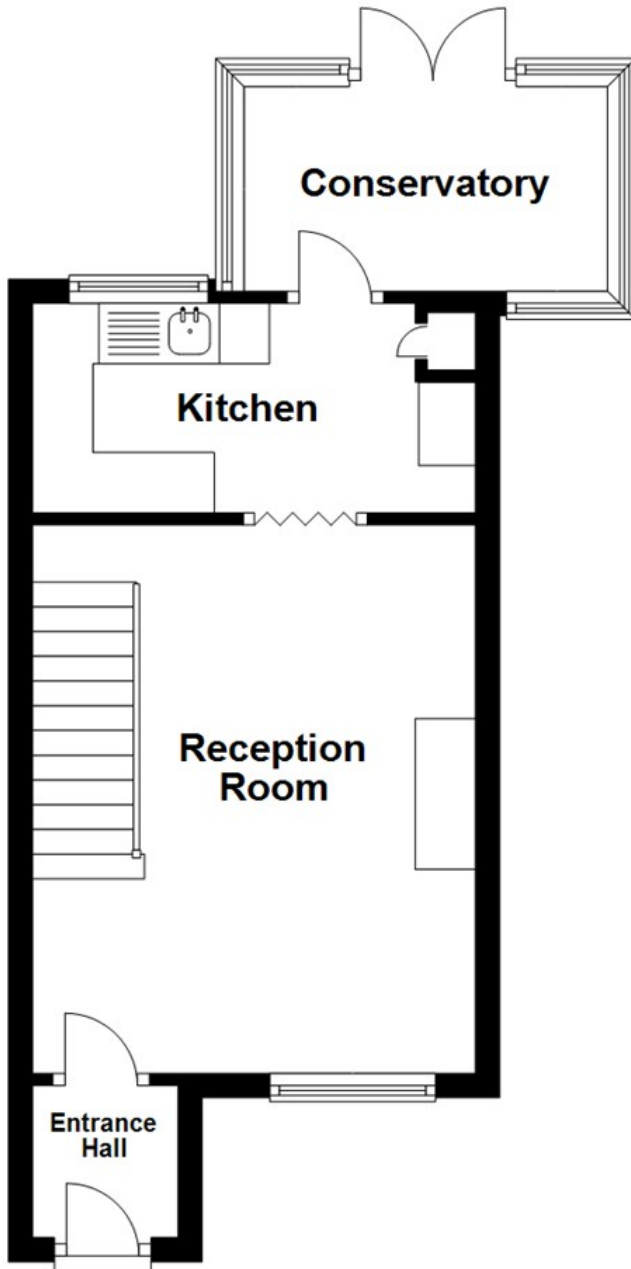






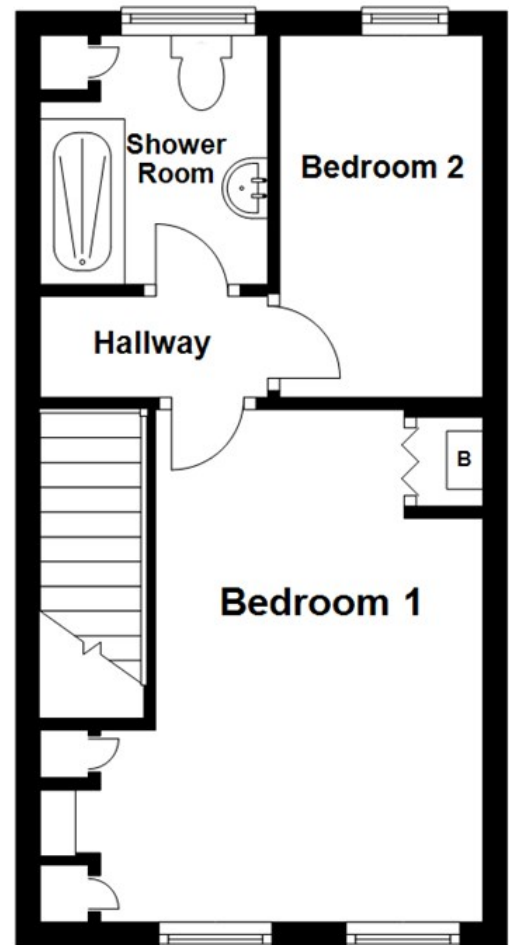
## Ground Floor

Approx. 30.3 sq. metres (326.7 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



Total area: approx. 57.3 sq. metres (616.8 sq. feet)



# Directions

Use postcode LN11 0PX to reach the property, once entering The Sidings, No 3 is the first brick built terrace house on the right hand side.

