



# CHOICE PROPERTIES

*Estate Agents*

85 High Holme Road,  
Louth, LN11 0HD

Price £149,950



It is a pleasure for Choice Properties to offer for sale this three bedroom mid-terrace house, located in a sought after location, just a short distance from the thriving market town of Louth. This delightful property boasts 1 reception room, 3 bedrooms, and 1 bathroom, providing ample space for comfortable living. One of the highlights of this lovely home is its beautifully presented interior, offering a warm and inviting atmosphere for you and your family to enjoy. Additionally, the generously sized garden provides a perfect outdoor space for relaxation or entertaining guests. Don't miss out on the opportunity to own this wonderful property in a desirable location. Contact us today to arrange a viewing and make this house your new home!

Offering generously sized rooms throughout, the beautifully maintained accommodation comprises:-

### **Entrance porch**

Staircase to the first floor, gas meter, radiator, door to:-

### **Lounge**

13'9" x 16'11"

Electric fire set into featured timber surround, radiator, wall mounted thermostat controls, understairs storage area, cupboard housing the wall mounted consumer unit.

### **Kitchen**

8'2" x 12'5"

Fitted with a range of wall and base units with worktops over, stainless steel sink unit with drainer and mixer taps, electric cooker point, space for fridge/freezer, plumbing for a washing machine, radiator, pedestrian door to the rear aspect.

### **Bedroom 1**

10'8" x 13'10"

Spacious double bedroom, fitted storage cupboard, radiator.

### **Bedroom 2**

11'11" x 9'4"

Spacious double bedroom, cupboard housing the wall mounted combination boiler, radiator.

### **Bedroom 3**

8'2" x 7'3"

Spacious single bedroom or ideal office space, radiator

### **Bathroom**

8'2" x 3'2"

Fitted with a three piece suite comprising panelled bath with mixer tap and mains shower attachment over, pedestal wash hand basin with single taps, dual flush w.c., tiled walls.

### **Driveway**

Paved driveway providing off road parking.

### **Garden**

To the rear of the property you will find a generously sized garden which is privately enclosed, with fencing to the boundaries. The garden is mainly laid to lawn but also features a spacious paved patio seating area which is ideal for outdoor entertainment or soaking up the sunshine. To the rear of the garden is a timber storage shed which is also included in the sale.

### **Tenure**

Freehold.

## **Council Tax Band**

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

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

## **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.

## **Viewing arrangements**

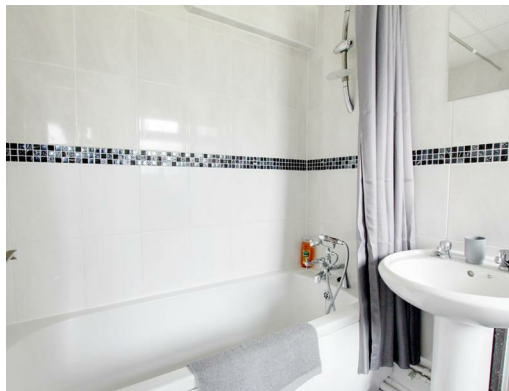
Viewing by appointment through Choice Properties Louth on 01507 860033.

## **Opening hours**

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

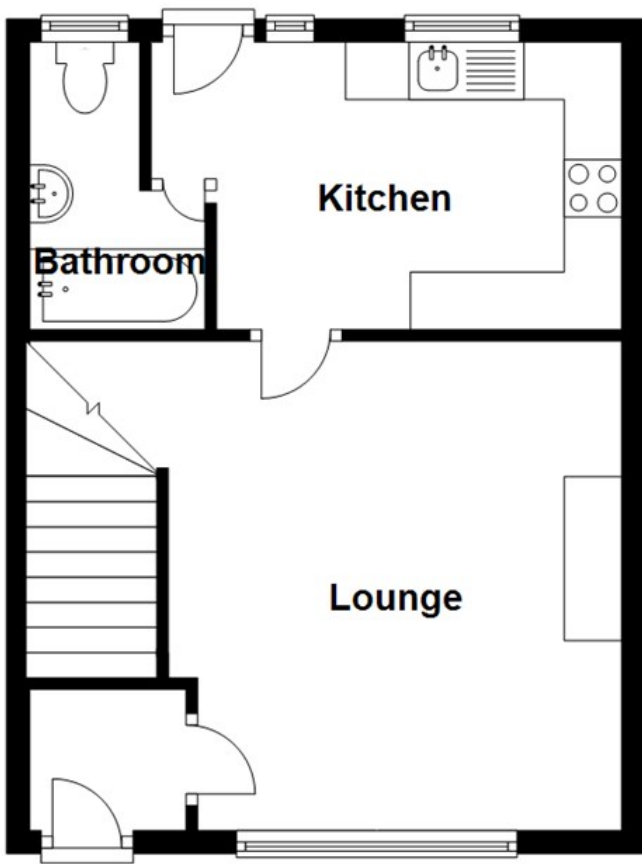
Saturday 9.00 a.m. to 3.00 p.m.

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.

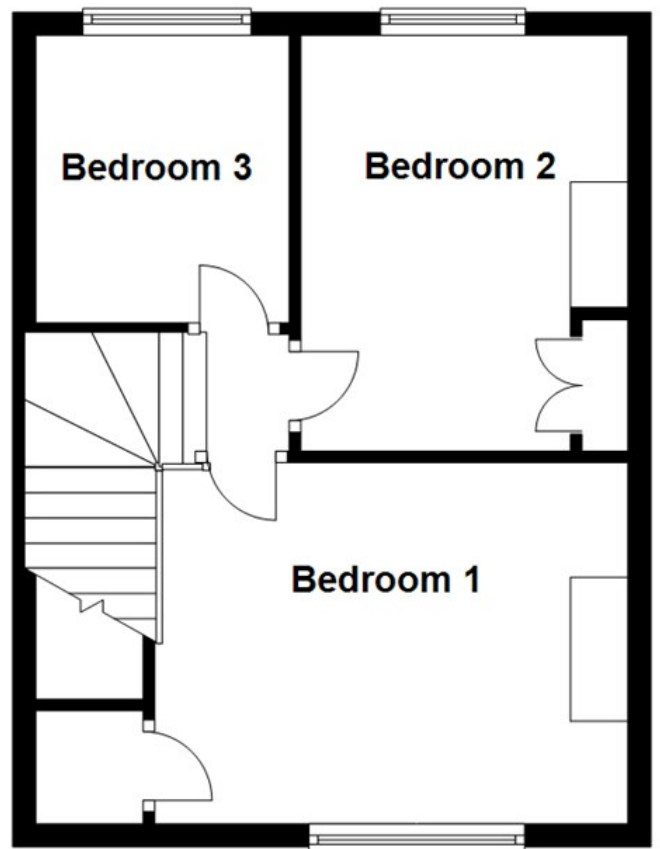




**Ground Floor**



**First Floor**



# Directions

From our Choice properties office on Mercer row, head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. At the next round-a-bout turn left onto High Holme Road and then take your first immediate left. Continue down High Holme Road and then turn left onto The Crescent and number 85 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

