



CHOICE PROPERTIES

Estate Agents

200 Eastgate,
Louth, LN11 9AG

Price £235,000



Welcome to this charming period terrace house located in the heart of Eastgate, Louth. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two double bedrooms, you'll have plenty of space to unwind and recharge.

The well-presented interior exudes warmth and character, making you feel right at home from the moment you step inside.

Situated just a stone's throw away from the local amenities and restaurants, this property offers the perfect blend of convenience and tranquillity. Whether you're looking to explore the local amenities or enjoy a peaceful stroll in the town, this location has it all.

Don't miss out on the opportunity to make this property your own. Early viewing is highly advised!

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

Staircase to the first floor, under stairs storage cupboard, cupboard housing the wall mounted consumer unit.

Reception Room

12'10" x 10'11"

Beautiful bay window to the front aspect, light and airy reception space, TV Aerial point, telephone point.

Dining Room

13'11" x 10'0"

Original open fire set into featured surround, ample space for a dining table.

Kitchen

15'4" x 8'11"

Fitted with a range of wall and base units with worksurfaces over, one bowl Belfast sink unit. cooper point, partly tiled walls, inset spot lights to the ceiling, featured Box window to the side aspect, pedestrian door to the side aspect leading out onto the garden, door to:-

Rear Lobby

7'10" x 8'11"

Providing ample storage, space for large freestanding fridge/freezer.

Utility Room

6'10" x 3'10"

Plumbing for a washing machine and dishwasher, Belfast sink unit with single taps, extractor fan, wall units.

WC

6'10" x 3'3"

Fitted with a two piece suite comprising wash hand basin with stainless steel taps, w.c., partly tiled walls, inset spot lights to the ceiling.

Landing

Built in storage cupboard.

Bedroom 1

13'0" x 15'1"

With dual aspect windows creating plenty of light throughout, remarkably spacious double bedroom, original open fire set into featured surround.

Bedroom 2

14'00" x 9'10"

Spacious double bedroom overlooking the garden.

Bathroom

10'6" x 9'1"

Fitted with a modern four piece suite comprising freestanding panelled bath with single taps, large shower cubicle with main Waterfall shower over, pedestal wash hand basin with single taps, chrome heated towel rail, featured panelling to the walls, built in airing cupboard housing the wall mounted Ideal combination boiler.

WC

4'8" x 5'10"

Fitted with a two piece suite comprising wash hand basin with single taps, w.c., featured panelling to the walls.

Driveway

Blocked paved driveway providing off road parking for two vehicles.

Garden

To the rear of the property you will find an attractive and privately enclosed garden with fencing and brick walls to the boundaries. Part of the garden is neatly laid to lawn with gravel to the borders and a raised bed with a variety of colourful plants and trees. There is also a paved patio seating area and paved footpath which leads down to the driveway. The large timber shed is included in the sale and has the added benefit of both power and lighting.

Tenure

Freehold.

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

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

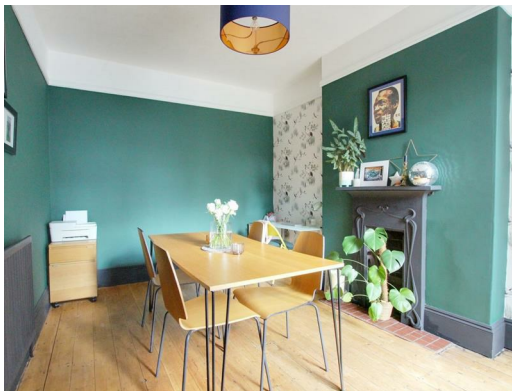
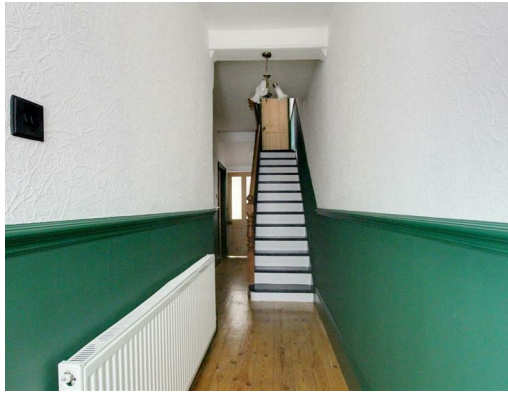
By appointment through Choice Properties on 01507 860033.

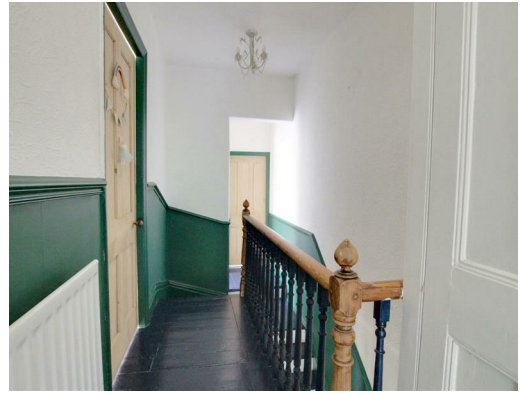
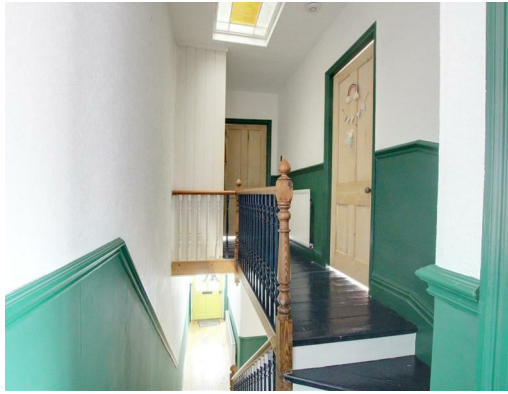
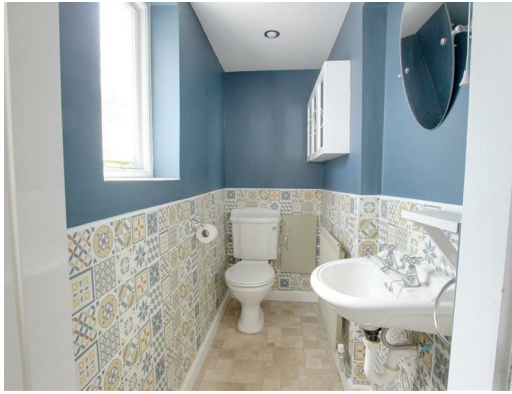
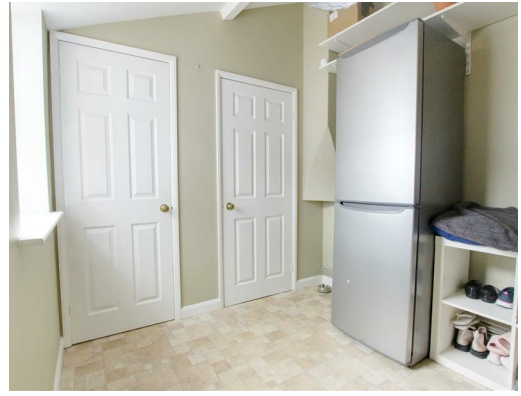
Opening hours

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

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

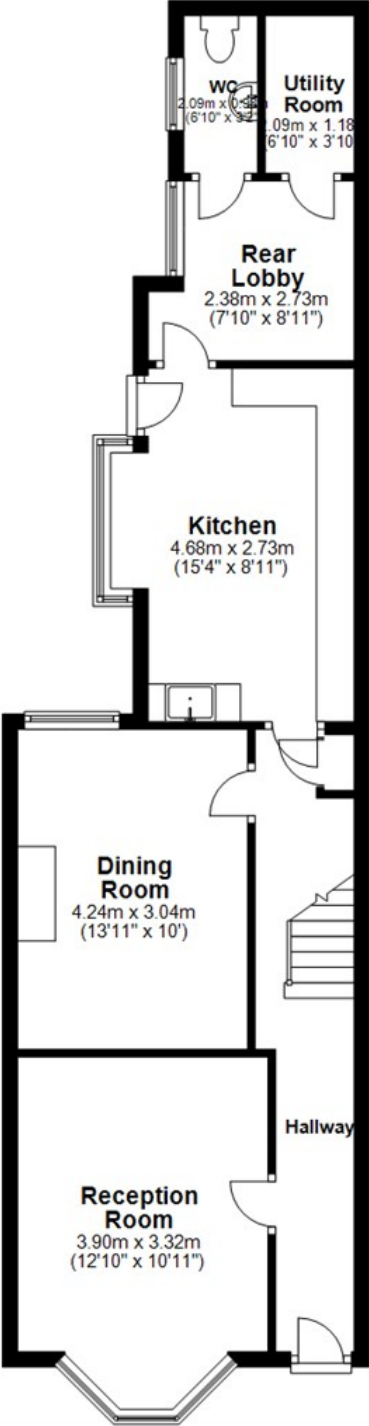
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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.



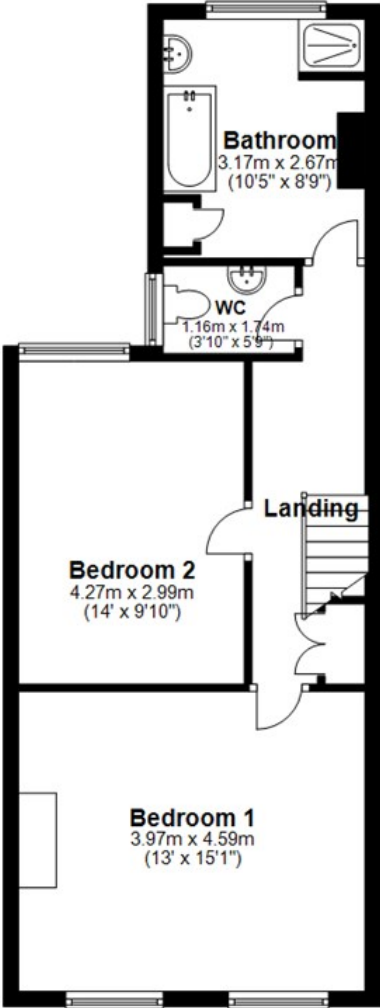




Ground Floor



First Floor



Directions

From our office, head left on Mercer row and follow the road through the market place. Continue on this road and it will become Eastgate. At the mini roundabout continue straight over. Then at the next mini roundabout continue straight over past Morrisons and 200 Eastgate can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-60) D			62
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

