



CHOICE PROPERTIES

Estate Agents

62 Monks Dyke Road,
Louth, LN11 8DX

Reduced To £110,000



Welcome to 62 Monks Dyke Road, Louth - a charming location that could be the perfect setting for your next home! This property, built in 1900, offers a fantastic renovation project for those looking to create their dream living space.

With 1 reception room, 2 bedrooms, and 1 bathroom, this property provides a cozy and manageable layout that is just waiting for your personal touch. The exciting opportunity to transform this space into a modern and stylish abode is truly enticing.

Conveniently located close to the town, you'll have easy access to all the amenities and services you need. The added bonus of parking and a garage ensures that you'll have plenty of space for your vehicles or storage.

What's more, this property is chain-free, offering you a straightforward and hassle-free purchasing process. Embrace the potential and make this house your home today!

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

Reception room

20'0" x 12'2"

Bay window to front aspect, electric fire set into featured brick surround, TV Aerial point, telephone point, consumer unit, power points, staircase to the first floor.

Kitchen

11'0" x 11'2"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and stainless steel taps, cooker point, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, pedestrian door to the rear aspect leading into the garden.

Landing

11'0" x 5'10"

With loft access.

Bedroom 1

11'0" x 11'3"

Double bedroom, fitted wardrobes, power points, radiator.

Bedroom 2

11'8" x 10'0"

Double bedroom, fitted shelving, power points, radiator.

Bathroom

10'0" x 5'10"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, w.c., tiled splash backs, heated towel rail.

Driveway

Gravelled driveway providing off road parking and leading up to the detached garage.

Garage

24'1" x 9'0"

Detached brick built garage with electric roller door, power and lighting, pedestrian door to the side aspect.

Garden

To the rear of the property you will find a privately enclosed courtyard garden with bricked walls to the boundaries, with a variety of plants and shrubbery throughout.

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.

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.

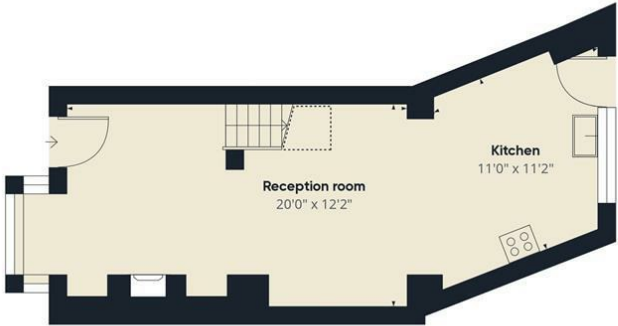
Making an offer

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.

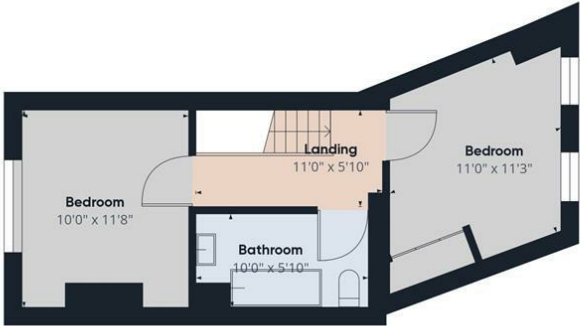
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

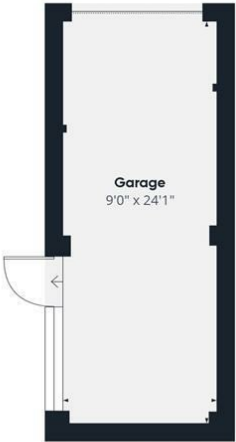




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
943.99 ft²
Reduced headroom
14.53 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 turn right onto Church Street. Then take you third left onto Monks Dyke Road. Continue on this road and number 62 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		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

