



# CHOICE PROPERTIES

*Estate Agents*

4 Lindum Terrace,  
Louth, LN11 7SW

Reduced To £134,950



Welcome to Lindum Terrace in the charming village of Saltfleetby, Louth! This delightful terraced house boasts 3 bedrooms, making it a perfect home for a growing family or those in need of extra space.

Situated in a picturesque location, this property offers lovely views that will surely captivate your heart. Imagine waking up to the serene beauty of the surrounding area every morning!

With its traditional British charm and cosy atmosphere, this house is just waiting for someone to make it their own. Whether you're looking for a peaceful retreat or a place to create new memories, Lindum Terrace has the potential to be the perfect setting for your next chapter.

Don't miss out on the opportunity to own a piece of this idyllic village. Come and explore all that this wonderful property has to offer!

With the added benefit of oil central heating and UVPC double glazing this property comprises:-

### **Kitchen**

8'0 x 12'3

Fitted with wall and base units with work surfaces over. 1 bowl stainless steel sink with single taps and drainer. 4 ring electric hob. Electric radiator. Plumbing for 2 washing machines. UVPC Entrance door leading to driveway and garage.

### **Hallway**

8' x 7'9

Doors providing access to kitchen, reception room and bathroom. Staircase leading upstairs. Consumer unit. Electric meter.

### **Reception Room**

11' x 13'4"

Fitted with traditional fireplace. Tv aerial point. Powerpoints. UVPC door to porch.

### **Porch**

4' x 6'2

Fitted with UVPC windows to all aspects. UVPC Entrance door leading to garden and coal house.

### **Bathroom**

7 x 6'7

Three piece suite consisting of bath with shower over, pedestal wash hand basin, and push flush w.c. Fully tiled walls. Extractor fan. Wall mounted vanity unit with mirror over.

### **Landing**

3' x 5'10

Powerpoints.

### **Bedroom 1**

8' x 10'9

Storage cupboard housing hot water tank. Radiator. Powerpoints. UVPC window to front aspect.

### **Bedroom 2**

11' x 8'6

UVPC window to rear aspect. Powerpoints.

### **Bedroom 3**

8' x 5'8

Fitted wardrobes. UVPC window to rear aspect. Powerpoints. Access to loft.

### **Gardens**

At the rear is an easily maintainable laid to lawn garden with a paved footpath leading to the coal house and access to the road via a footpathpath.

### **Coal House**

Brick built coal house with ample space for storing garden appliances and utensils.

### **Garage**

Steel garage with corrugated steel roofing and double garage doors with enough space for one vehicle.

## **Driveway**

Shared access driveway with neighbouring properties. Space at the end of the driveway belongs to No. 4 and has space for 2 vehicles.

## **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](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. Amount payable 2024/2025 - £1396.47

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an Offer**

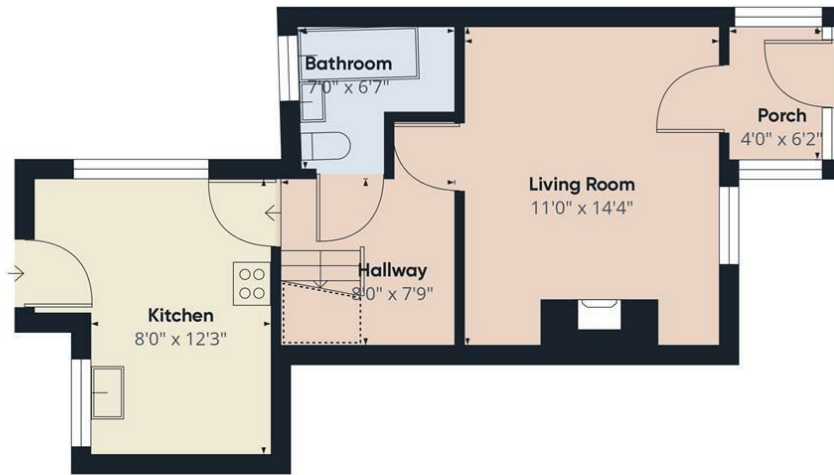
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

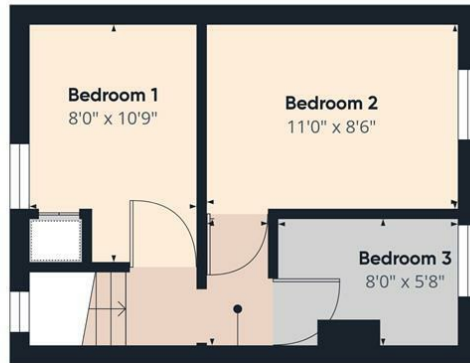
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

654.34 ft<sup>2</sup>

Reduced headroom

15.39 ft<sup>2</sup>

(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 Louth Town Football Club head East along Main Road, Saltfleetby for 1 mile. Lindum Terrace is a row of house found on your right hand side and No. 4 is the second to last property on this row. Alternatively, use the postcode LN11 7SW.

