



# CHOICE PROPERTIES

*Estate Agents*

24 Little Lane,  
Louth, LN11 9DU

Reduced To £145,000



Choice Properties are delighted to bring to the market this charming and stylish two bedroom end of terrace house, situated just a short walk from Louth's thriving market town and local amenities. The property further benefits from spacious open/plan layout to the ground floor with modern bathroom. To the rear of the property is an enclosed courtyard with outbuilding, which is ideal for extra storage. Early viewing is highly advised!

The beautifully presented and abundantly light accommodation comprises:-

### **Reception room**

Charming and abundantly light and airy reception room, multi fuel burner set into featured brick surround, TV Aerial point, telephone point. Consumer unit. Power points. Under stair storage cupboard. Connection point for virgin tv. Radiator.

### **Kitchen**

Fitted with a modern range of wall and base units with complementary work surfaces over, 1 bowl stainless steel sink unit with drainer and mixer tap, 4 ring electric hob with splash back behind, integral oven, feature part brick interior wall, plumbing for washing machine, 6 double power points. Radiator.

### **Bedroom 1**

Spacious double bedroom. Hardwood floor. UVPC window to front aspect. Access to loft. Radiator. Power points.

### **Bedroom 2**

Double bedroom. Hardwood floor. UVPC window to rear aspect. Radiator. Power points.

### **Bathroom**

Fitted with a modern three piece suite comprising panelled bath with stainless steel taps and mains shower over, wash hand basin with stainless steel mixer tap set into vanity unit, w.c., chrome heated towel rail, fully tiled walls, tiled floors, extractor fan, inset spotlights to the ceiling, boiler.

### **Garden**

To the rear of the property is a courtyard style garden with a pathway leading to a patio area at the rear. Located in the rear garden is a brick built outbuilding useful for storage as well as a log store.

### **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 for 2023/24 - £1340.37.

### **Viewing arrangements**

Viewing by appointment through Choice Properties Louth on 01507 860033.

### **Opening hours**

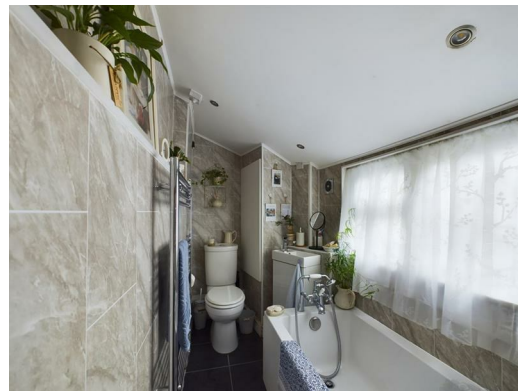
Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

### **Making an offer**

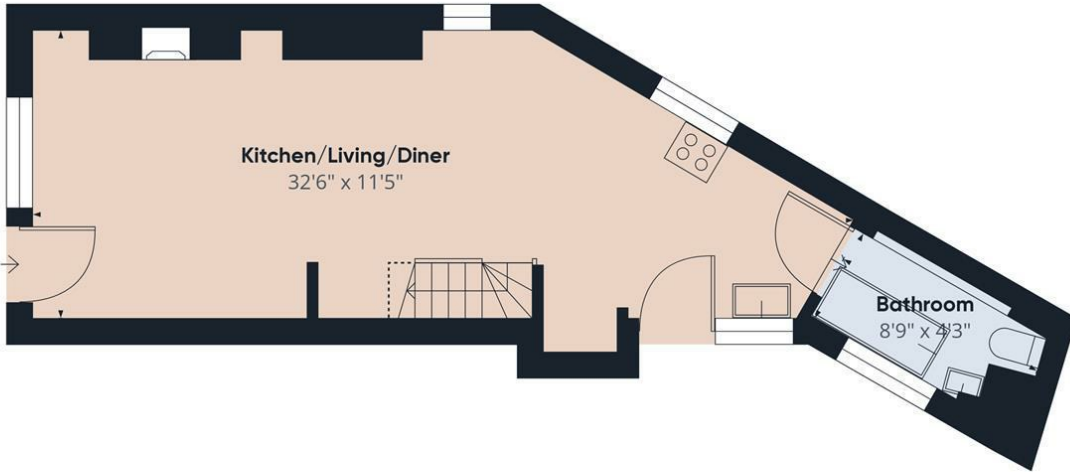
If you are interested in making an offer on this property please have a chat with us and

we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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



Floor 1

**Approximate total area<sup>(1)</sup>**  
541.64 ft<sup>2</sup>

**Reduced headroom**  
2.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# Directions

From our Louth office head east along Eastgate. Once you reach the mini-roundabout take the second exit onto Church Street. Continue up Church Street for 200m then turn left onto Monks Dyke Road then immediately right onto Little Lane. Number 24 can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			61
(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	

