



CHOICE PROPERTIES

Estate Agents

94 Newmarket,
Louth, LN11 9EQ

Reduced To £275,000



Choice Properties are delighted to bring to the market this charming four bedroom terraced house located in the picturesque and thriving market town of Louth. This characterful period property boasts two reception rooms and a spacious family bathroom. Another favourable addition to this beautiful family home is the generously sized garden to the rear. Early viewing is highly advised!

Offering generously proportioned rooms throughout with the most desirable layout, the beautifully presented and abundantly light accommodation comprises:-

Hallway

20'5 x 5'10

Staircase to the first floor with under stairs storage space, wall mounted electric consumer unit and electric meter, telephone point, parquet flooring, traditional cast iron radiator.

Reception room

14'3 x 14'7

Featured Sash bay window to the front aspect creating a light and airy atmosphere throughout, gas fire set into featured marble effect surround with tiled hearth, wooden flooring, TV Aerial point, radiator.

Dining room

11'7 x 13'2

Original open cast iron fire set into featured surround, wooden flooring, double opening patio doors leading out into the rear garden, radiator.

Kitchen

22'8 x 10'9

Fitted with a range of wall and base units with complementary worktops over, one and a half bowl composite sink unit with drainer and mixer tap, integral cooker with four ring gas hob and stainless steel extractor hood over, plumbing for a dishwasher, built in seating space, radiator, Original cast iron feature oven set in an exposed brick inglenook fire, inset spot lights to the ceiling, tiled flooring, door to:-

Utility room

8'7 x 10'8

Fitted base unit with stainless steel sink unit with drainer, plumbing for washing machine, space for a tumble dryer, quarry tiled flooring, pedestrian door to the rear aspect, door to:-

W.c.

2'6 x 5'1

With w.c.

Landing

10'5 x 5'10

Split level spacious landing, loft access, doors to bedrooms and bathroom.

Bedroom 1

21'3 x 10'6

Remarkably spacious double bedroom, dual aspect uPVC double glazed windows, built in wardrobes, traditional cast iron radiator.

Bedroom 2

12'2 x 12'9

Spacious double bedroom, featured cast iron open fire set into surround, radiator.

Bedroom 3

11'8 x 13'3

Spacious double bedroom, featured cast iron open fire set into surround, radiator.

Bedroom 4/Office

9'10 x 5'10

Ideal bedroom/office space, telephone point, radiator.

Bathroom

12'4 x 6'4

Fitted with a traditional and stylish four piece suite comprising panelled bath with stainless steel mixer tap and shower attachment over, shower cubicle with mains shower over and mosaic tiling to the splash backs, wooden panelling, pedestal wash hand basin, w.c., built in double airing cupboard currently housing the hot water cylinder and gas fired central heating boiler, LED inset spot lights to the ceiling, radiator.

Garden

To the rear of the property you will find a spacious and generously sized attractive rear garden, with bricked walls and fencing to the boundaries. The garden is split into two sections, there is a spacious and private courtyard which is ideal for relaxing in the sunshine or entertaining and dining with family and friends. The courtyard provides access to the bricked store which measures (11'04" x 6'10") and has window to the side aspect and pedestrian entrance door. Beyond the courtyard is a generously sized lawned garden which measures approximately 30meters and is adorned with an abundance of plants, trees 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 B.

Viewing arrangements

By appointment through Choice Properties on 01507 860033.

Opening hours

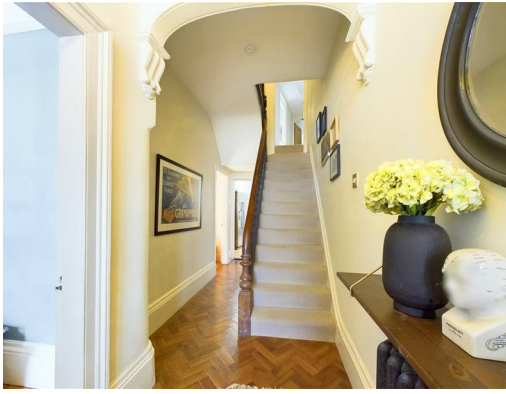
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

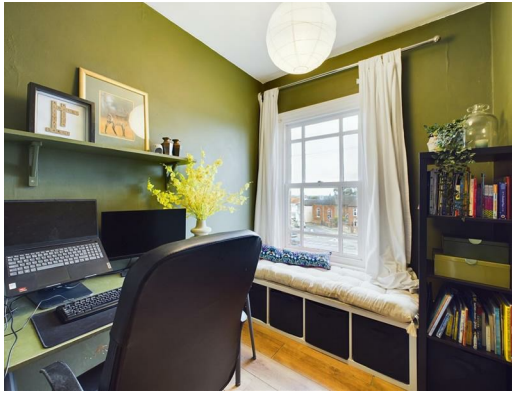
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



Floor 1

Approximate total area⁽¹⁾
1518.79 ft²

(1) Excluding balconies and terraces

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 St James' Church head South along Upgate until you reach the traffic lights. Take a left at the traffic lights onto newmarket and continue for 500m. Here you will find 94 Newmarket on your right hand side opposite The Brown Cow.

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

