



# CHOICE PROPERTIES

## *Estate Agents*

7B Stewton Lane,  
Louth, LN11 8RZ

Reduced To £190,000



Choice properties are delighted to bring to the market this three bedroom semi-detached house situated within a short distance to the town and local amenities. This fantastic property offers huge potential to modernise throughout and further benefits from gardens and a parking space to the rear.

With the benefit of gas central heating and UPVC double glazing the spacious accommodation comprises:-

## **Front entrance door to :**

### **Entrance Hall**

13'4 x 6'2

Staircase to the first floor landing. Radiator. Electric fuse box. Understairs storage cupboard.

### **Lounge/Diner**

19'5 x 12'11

2 radiators. Electric fire set in feature surround. Door to:

### **Conservatory**

5'7 x 7'9

Door leading out to the rear patio and garden.

### **Kitchen**

12'2 x 8'5

Fitted wall and base units with work surfaces over. Ceramic 1.5 bowl sink unit and drainer with mixer taps. Electric cooker point. Part tiled walls. Radiator. Gas combination boiler which supplies the central heating and hot water. Door leading out to the rear patio and garden.

### **Landing**

9'7 x 6'0

Fitted storage cupboard. Access to the loft area.

### **Bedroom 1**

9'0 x 12'11

Radiator. Fitted wardrobes.

### **Bedroom 2**

10'0 x 9'9

Radiator. Fitted wardrobes.

### **Bedroom 3**

6'8 x 9'4

Radiator.

### **Shower Room**

8'9 x 8'5

With white suite which consists of a large shower enclosure with mixer shower, wash hand basin and w.c. Radiator. Part tiled and part panelled walls.

### **Parking**

The property benefits from off the road parking space for up to three vehicles found to the rear of the property.

### **Gardens**

To the front of the property are gravelled gardens and to the rear is a lawned garden with a paved patio area.

### **Tenure**

Freehold

### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 860033.

## **Council Tax**

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 B

## **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.

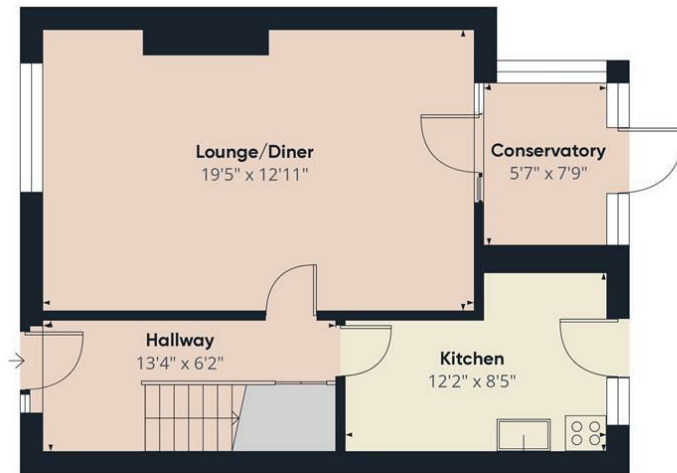
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

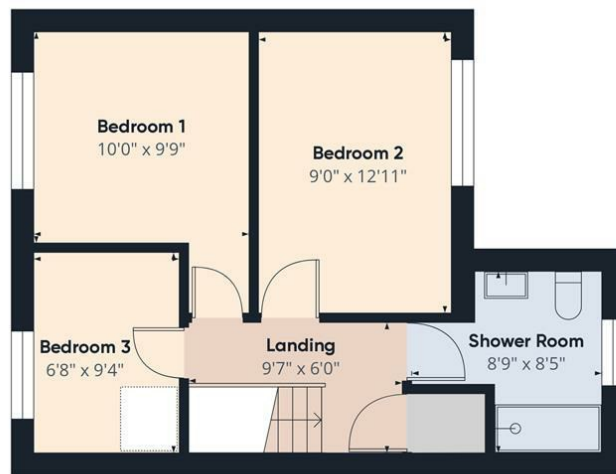








Floor 0



Floor 1

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

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



# Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and then turn left onto Stewton lane where 7b can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

