



CHOICE PROPERTIES

Estate Agents

Lowther Villas 4 Ramsgate,
Louth, LN11 0NE

Price £249,950



Choice Properties are delighted to bring to the market this spacious three bedroom semi-detached house perfectly positioned just a stones throw away from the thriving market town of Louth. This beautiful family home further benefits from two reception rooms, spacious breakfast kitchen and has a garden with driveway and garage. Early viewing is highly advised!

Offering generously proportioned rooms throughout with a flexible layout, the well maintained and abundantly light and fully double glazed accommodation comprises:-

Hallway

16'2" x 3'11"

With hardwood entrance door. Staircase to first floor landing. Under stair storage cupboard. Consumer unit. Electric meter. Radiator. Power points. Telephone point.

Reception room

10'9" x 13'1"

With walk-in bay window to front aspect. Fireplace with quartz hearth and tiled surround. Radiator. Power points. Tv aerial point. Window to:-

Dining Room

10'3" x 11'4"

Fitted with log burner set into fireplace with tiled hearth and surround (log burner also controls the heating system). Two fitted storage units. Power points. Door to:-

Kitchen

9'0" x 17'9"

Fitted with wall, base, and drawer units with work surfaces over. Space for large range cooker with extractor hood over. Single bowl stainless steel sink with mixer tap and twin drainer. Tiled flooring. Part tiled walls. Space for two fridge freezers. Worcester has boiler set in box unit. Skylight. Underfloor heating. Power points. Radiator. Window to side aspect. Door to:-

Utility

9'7" x 4'3"

Fitted with tiled flooring, part tiled walls and work surfaces. Plumbing for washing machine. Space for dryer. Hardwood external door leading to driveway. Power points. Underfloor heating. Thermostat. Door to:-

Shower Room

8'11" x 5'9"

Fitted with three piece suite comprising of electric shower cubicle, wall mounted wash hand basin with chrome mixer tap, and push flush wc. Spot lighting. Tiles flooring with underfloor heating. Fully tiled walls. Dual aspect windows. Radiator.

Landing

4'3" x 4'9"

Radiator on staircase. Power points. Telephone point. Window to side aspect.

Bedroom 1

10'4" x 11'10"

Double bedroom with two fitted storage cupboards. Access to loft via loft hatch. Air conditioning unit. Radiator. Power points. Tv aerial point. Window to rear aspect. Door to:-

Ensuite

9'3" x 7'4"

Fitted with a three piece suite comprising of panelled bath with electric shower over, wash hand basin set over vanity unit, and back to wall w.c. Large storage cupboard housing the hot water tank. Part tiled walls. Two Radiators. UPVC window to side aspect.

Bedroom 2

10'9" x 7'11"

Double bedroom with fitted storage cupboard. Radiator. Telephone points. Power points. Window to front aspect.

Bedroom 3

5'1" x 9'6"

Single bedroom with fitted storage cupboards. Radiators. Power points. Window to front aspect.

Driveway

Paved driveway with off road parking.

Garage

With double opening timber doors, power and lighting.

Gardens

To the front of the property is a paved and neatly laid to lawn garden with dwarf bricked walls to the boundaries. The patio seating area is ideal for relaxing in the sunshine or outdoor dining.

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

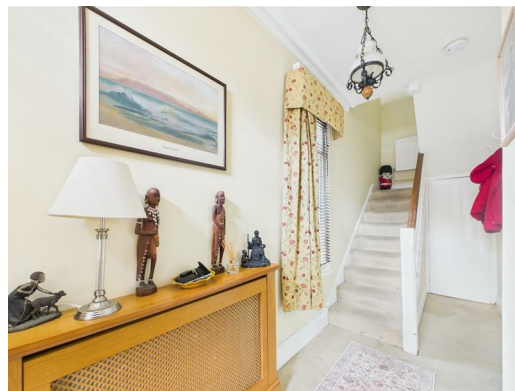
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

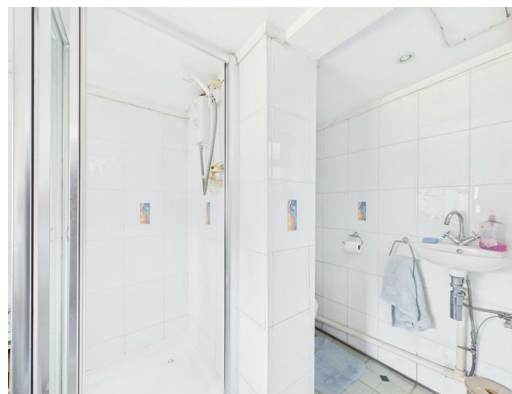
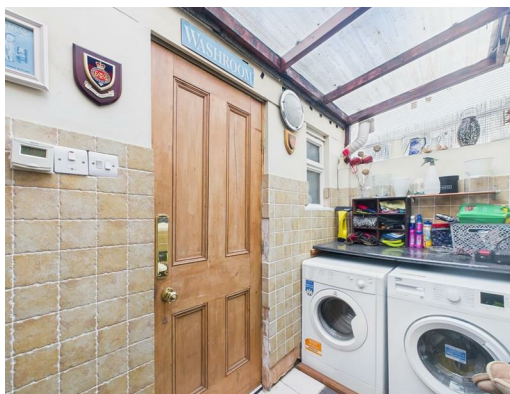
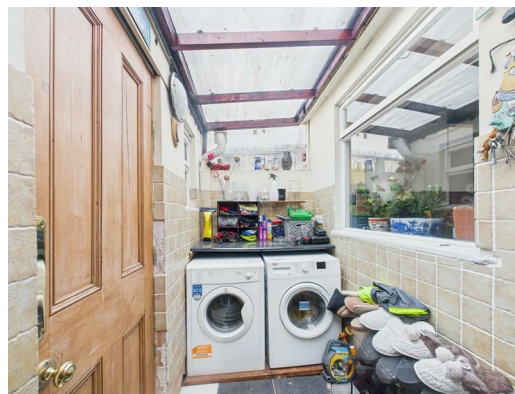
Making An Offer

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



Floor 1

Approximate total area⁽¹⁾
1022.02 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 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.

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Directions

From our Louth office head East along Eastgate unit you reach the double mini roundabout. Head straight on at the first roundabout then turn left at the second roundabout onto Ramsgate. The property can be found 100m along on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	56		(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

