



CHOICE PROPERTIES

Estate Agents

15 Westgate,
Louth, LN11 9YJ

Price £225,000



Choice Properties are delighted to bring to the market this spacious two bedroom semi-detached house, located in the most sought after location, just a short distance from the centre of Louth's thriving market town. The property further benefits from a generously sized garden and is being offered with no onward chain. Early viewing is advised.

With the added benefit of gas central heating, the well proportioned internal living accommodation comprises:-

Hallway

5'5" x 6'6"

With hardwood entrance door. Staircase to first floor landing. Understand storage cupboard housing gas boiler, consumer unit, gas meter, and electric meter. Internal doors to all ground floor rooms. Radiator. Thermostat.

Kitchen

8'3" x 9'2"

Fitted with wall, base, and drawer units with work surfaces over. Single bowl stainless steel sink with single taps and drainer. Part tiled walls. Tiled flooring. Plumbing for washing machine. Space for range cooker. Space for under counter fridge freezer. Radiator. Power points. External door leading to garden. Dual aspect windows.

Reception room/Diner

19'6" x 11'4"

Fitted with dual aspect windows over looking the garden. Fireplace with tiled hearth and surround. Radiator. Telephone point. Tv aerial point. Power points.

Landing

6'1" x 6'6"

Internal doors to all first floor rooms. Access to loft via loft hatch. Power points. Floor to ceiling timber double glazed window to front aspect. Radiator on staircase.

Bedroom 1

9'10" x 11'4"

Double bedroom with fitted storage cupboard. Radiator. Power point. Window to rear aspect.

Bedroom 2

9'4" x 11'0"

Double bedroom with dual aspect windows. Radiator. Power points.

Bathroom

6'0" x 7'0"

Fitted with a three piece suite comprising of panelled bath with electric shower over, low level flush w.c, and a pedestal wash hand basin with tiled splash back. Part tiled walls. Radiator. Window to side aspect.

Gardens

The garden is neatly laid to lawn and is enclosed with bricked walls and timber fencing to the boundaries and features a variety of established plants, trees and shrubbery to the borders. You can access the garden directly via a pathway from Irish Hill. There is also a useful bricked outbuilding which is ideal for storage.

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.

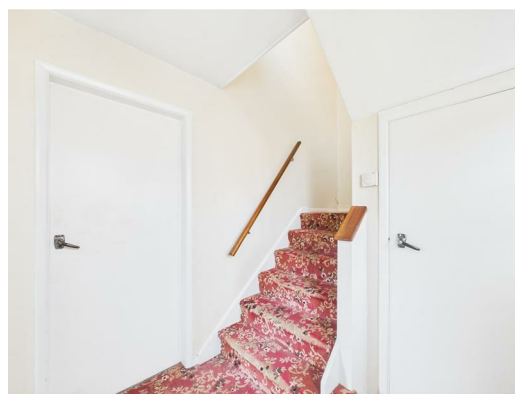
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer

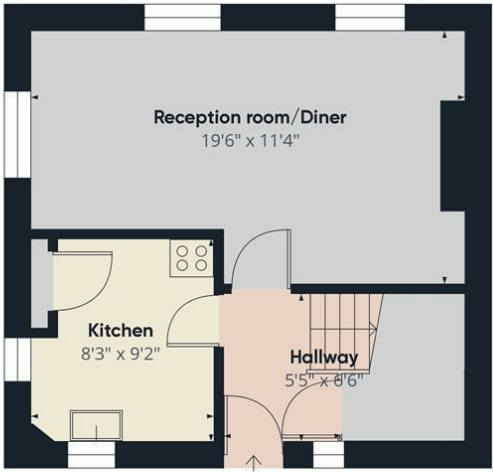
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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⁾
641.42 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 St James Church head South along Upgate for 150m then turn right onto Gospelgate. Continue to the end of Gospelgate and at the T-junction turn right onto Breakneck Lane. Continue for 250m and the road will become Westgate and you will find the property on your left 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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

