



CHOICE PROPERTIES

Estate Agents

7 Kidgate Mews,
Louth, LN11 9HA

Price £155,000



Choice Properties are delighted to bring to market this charming two bedroom semi detached house situated on Kidgate Mews located in the thriving market town of Louth. Currently used as an operational holiday let with bookings throughout 2025, this property can be utilised as a potential investment opportunity or just be used as a traditional family home. The property has had recent modernisation and is abundantly bright throughout and internally features a kitchen, living room, shower room, and two bedrooms. To the exterior, the property features an allocated parking space which is rare for a property this close to the town centre. With No Onward Chain, Early Viewing Is Highly Advised.

With the added benefit of gas central heating, the recently modernised and well presented internal living accommodation comprises:-

Living Room

14'3 x 11'1

With composite entrance door. Fitted bookcases. Consumer unit and electric meter in box unit. Spot lighting. Thermostat. Radiator. Power points. Tv aerial point. Telephone point.

Hallway

5'10 x 5'6

Stairs to first floor landing. Internal doors to all ground floor rooms. Spot lighting. Under stairs storage cupboard with radiator.

Kitchen

9'11 x 17'8

Fitted with gloss wall, base, and drawer units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for range cooker with extractor hood over. Part tiled walls. Space for dishwasher. Space for fridge freezer. 'Baxi' gas combi boiler in box unit. Gas meter. Sky light. Radiator. Power points. uPVC windows to side aspect. External door leading to parking spot.

Shower Room

5'6 x 6'7

Fitted with a three piece suite comprising of walk in shower with traditional and rainfall shower attachment, wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Tiled flooring. Tiled walls. Wall mounted storage cabinet. Frosted uPVC window to side aspect.

Landing

2'8 x 5'5

Access to loft via loft hatch. Internal doors to all first floor rooms. Spot lighting. Power point. Double glazed window to rear aspect.

Bedroom 1

14'9 x 11'0

Double bedroom with spot lighting. Radiator. Power points. Tv aerial point. Double glazed window to front aspect.

Bedroom 2

5'9 x 10'5

With double glazed window to rear aspect. Spot lighting. Radiator. Power points.

Parking

The property has an allocated parking space for one vehicle.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

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

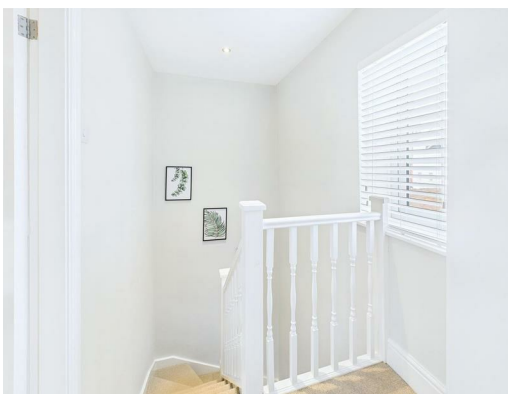
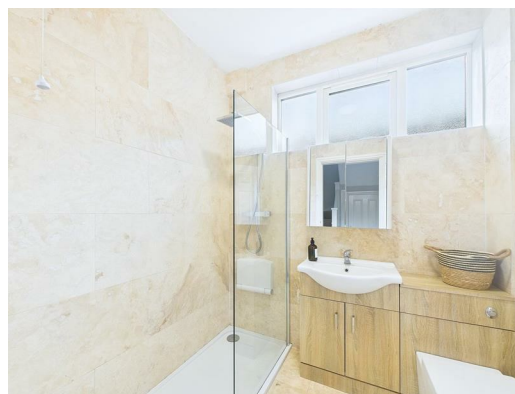
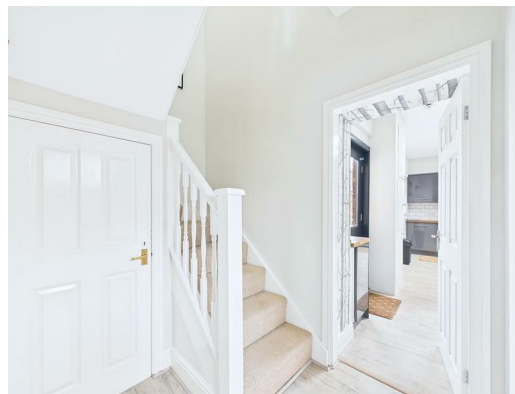
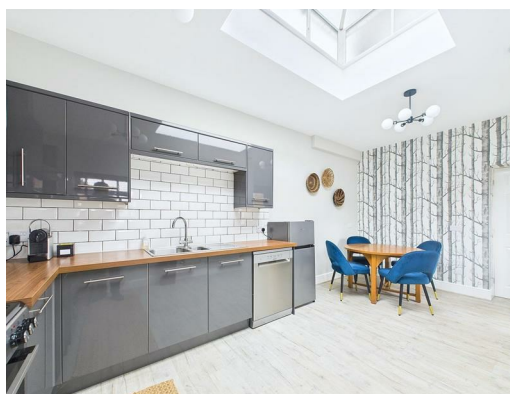
Saturday 9.00 a.m. to 3.00 p.m.

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.

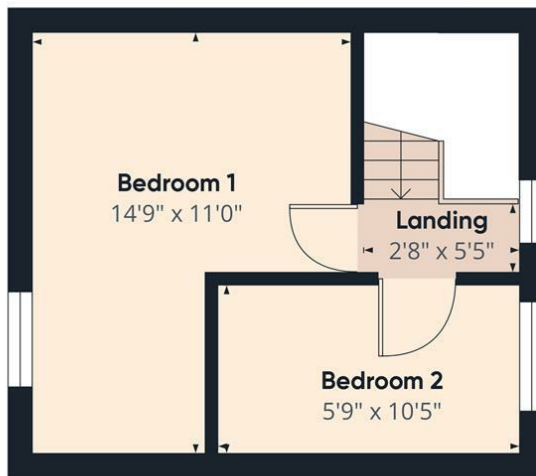
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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⁾
621.82 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 office on Mercer Row, walk directly across the road and down pawnshop passage for 90m then turn right onto Kidgate. Continue for 30m then turn right onto Kidgate Mews. Weave yourself to the end of Kidgate Mews and the property can be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			60
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

