



CHOICE PROPERTIES

Estate Agents

3 Old Dairy Yard,
Louth, LN11 7BS

Price £199,950



Choice Properties are delighted to bring to the market this stunning and stylish three story town house, positioned just a short distance from Louth's town centre. Benefitting from four bedrooms (1 en-suite) and presented to an immaculate standard throughout, the property makes a beautiful family home. Outside there is a privately enclosed courtyard and two parking spaces. Early viewing is highly advised!

Offering gas central heating with combi-boiler, traditional multi-pane windows with double-glazed panes and generously proportioned rooms throughout, the abundantly light and beautifully presented accommodation comprises:-

Entrance hall

6'9" x 3'3"

Enter via composite entrance door, staircase to the first floor, radiator, tiled flooring.

Reception room

11'3" x 15'7"

Abundantly light reception room with inset spotlights to the ceiling, TV Aerial point, fully carpeted, radiator.

Kitchen/Diner

13'0" x 8'6"

Fitted with a recently renovated Kitchen with a modern range of wall and base units with complementary worksurfaces over, one bowl resin sink unit with drainer and stainless steel mixer tap, integral 'Beko' oven with four ring hob and featured extractor hood over, space for fridge/freezer, plumbing for a washing machine, integral microwave, cupboard housing the wall mounted 'Worcester' combination boiler, featured tiled splash backs, space for a dining table, inset spot lighting to the ceiling, French double opening patio doors leading out onto the attractive rear courtyard.

First floor Landing

6'7" x 15'5"

Fully carpeted with window to the front aspect providing ample lighting, staircase to the second floor.

Bedroom 3

12'10" x 8'5"

Spacious double bedroom with dual aspect windows, TV Aerial point, fully carpeted, radiator.

Bedroom 4/office

7'11" x 8'4"

Fully carpeted, telephone point, radiator, TV Aerial point.

Second floor landing

6'7" x 5'9"

Fully carpeted.

Bedroom 1

12'10" x 8'5"

Spacious double bedroom with dual aspect windows, TV Aerial point, radiator, fully carpeted.

En-suite shower room

6'11" x 5'9"

Fitted with a modern three piece suite comprising large walk in shower cubicle with main Waterfall shower over, wash hand basin set into featured vanity unit, dual flush w.c., fully tiled walls and flooring, inset spot lights to the ceiling.

Bedroom 2

11'0" x 9'9"

Spacious double bedroom with dual aspect windows, built in wardrobe, radiator, fully carpeted, loft access with retractable ladder.

Garden

To the rear of the property you will find a privately enclosed and low maintenance courtyard with timber fencing to the boundaries. The garden features a raised decked seating area, which is ideal for outdoor dining or relaxing in the sunshine. There is a gate to the rear of the garden which provides access to the parking spaces. A timber storage shed with double opening door to the front aspect is also included in the sale. An external tap is also located to the rear.

Parking

With two allocated block paved parking spaces to the rear of the property which can be accessed via double opening timber gates.

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.

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.

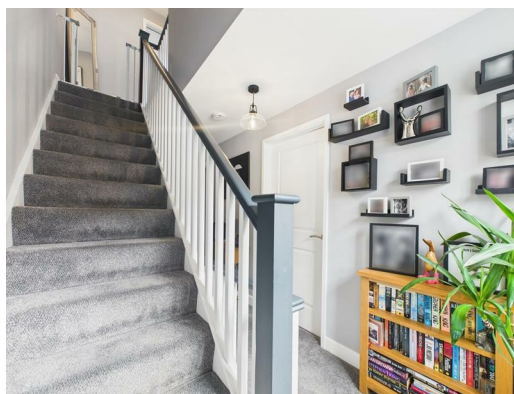
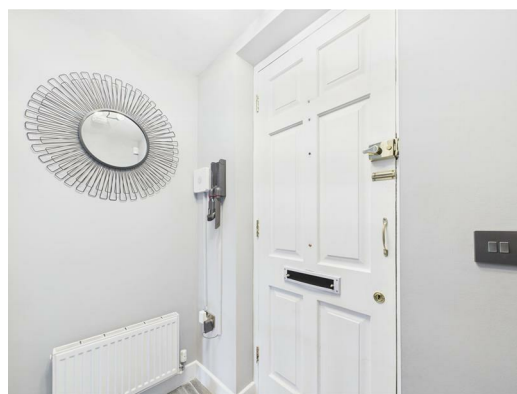
Viewing arrangements

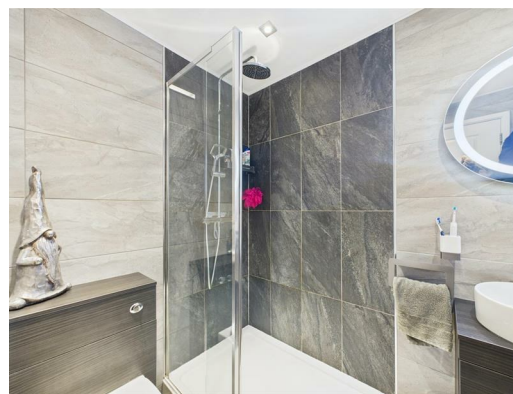
Viewing by appointment through Choice Properties Louth on 01507 860033.

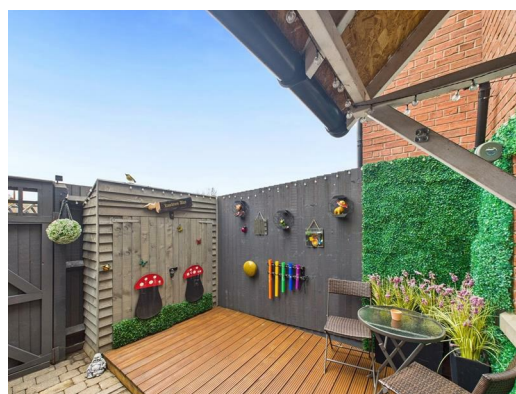
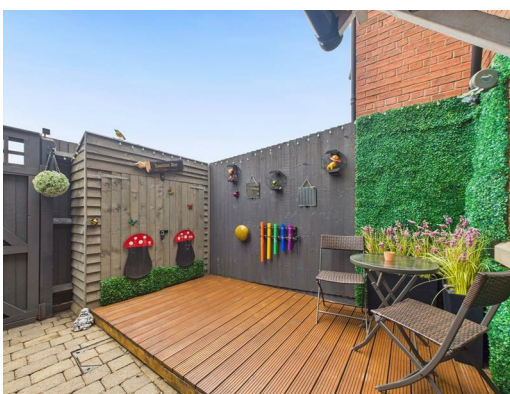
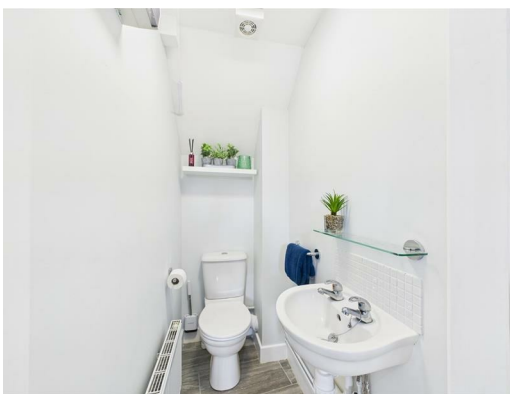
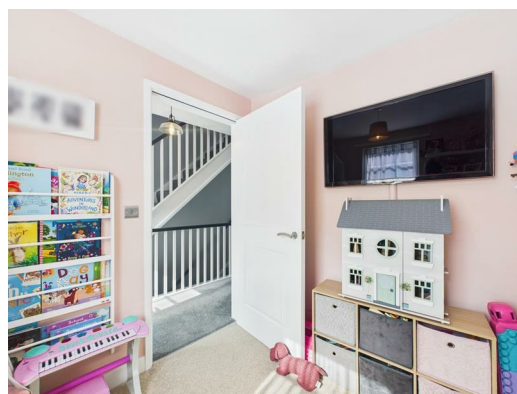
Opening hours

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

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. 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



Floor 2

Approximate total area⁽¹⁾
907.51 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 on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate, passed the Church then take your third left onto Riverhead. Once on Riverhead, take your first right hand turning onto Thames Street. Number 3 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

