



# CHOICE PROPERTIES

## *Estate Agents*

82 Mount Pleasant Avenue,  
Louth, LN11 9DJ

Reduced To £119,950



Choice Properties are delighted to bring to market this impressive three bedroom mid-terrace town house situated on Mount Pleasant Avenue located in the thriving historic market town of Louth. Internally, the property features a generously proportioned living room, kitchen, downstairs bathroom, and three bedrooms. To the exterior, the property boasts a fully enclosed laid to lawn garden, a timber built workshop, and a driveway. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

### **Entrance Hall**

3'11 x 3'11

With uPVC entrance door. Staircase leading to first floor landing. Dual aspect uPVC frosted windows. Radiator. Thermostat. Door to:-

### **Living Room**

13'3 x 13'6

With uPVC bay window to front aspect. Electric feature fireplace with wooden hearth and surround. Under stair storage cupboard housing consumer unit and electric meter with power points. Storage chest housing gas meter and power points. Radiator. Power points. Tv aerial point. Door to:-

### **Kitchen**

8'4 x 16'11

Fitted with wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Large five ring gas range cooker with extractor hood over. Part tiled walls. Breakfast bar. Dishwasher. Space for fridge freezer. Spot lighting. Large uPVC window to rear aspect. Door to:-

### **Rear Hall**

2'9 x 3'5

uPVC external door leading to garden. Storage cupboard housing 'Ideal' gas combi boiler. Door to:-

### **Bathroom**

6'6 x 5'4

Fitted with a three piece suite comprising of panelled bath with 'triton' electric shower over, pedestal wash hand basin with single taps, and a push flush wc. Tiled walls. Access to loft via loft hatch. Radiator. Frosted uPVC window to side aspect.

### **Landing**

2'6 x 3'9

Internal doors to all first floor rooms. Access to loft via loft hatch.

### **Bedroom 1**

10'6 x 12'7

Double bedroom with large over stair storage cupboard. Power points with usb adaptability. Radiator. uPVC window to front aspect.

### **Bedroom 2**

11'1 x 8'5

Double bedroom with uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 3**

8'0 x 7'11

With uPVC window to rear aspect. Spot lighting. Radiator. Power points.

### **Garden**

To the rear of the property is a fully enclosed rear garden that is mostly laid to lawn but features a patio area with a pergola over providing the perfect area for outdoor seating. The property has access over the neighbouring property's garden in order to have direct access to the rear garden from the roadside.

## **Workshop**

Timber built workshop located at the end of the garden with pedestrian access door that is currently used as outdoor storage.

## **Driveway**

Gravelled driveway providing off the road parking for up to two vehicles.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount payable 2024/25 - £1402.47

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

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

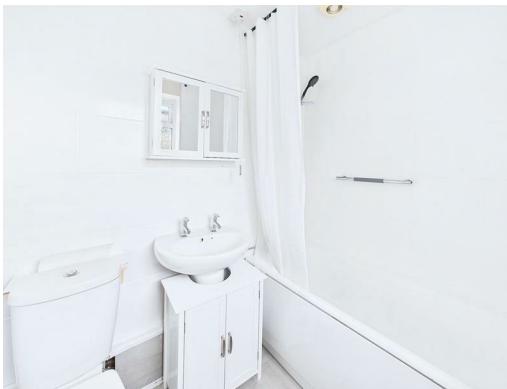
Saturday 9.00 a.m. to 3.00 p.m.

## **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.







Approximate total area<sup>(1)</sup>  
698.15 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.

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# Directions

From our Louth office, head east along Eastgate until you reach the roundabout where you turn right onto Church Street. Continue for 200m then turn left onto Monks Dyke Road and immediately right onto Little Lane. Follow the road to the left onto Mount Pleasant then take your second right onto Mount Pleasant Avenue. The Property can be found a short way down on your left hand side.

