



CHOICE PROPERTIES

Estate Agents

6 Watts Lane,
Louth, LN11 9DG

Price £125,000



Choice Properties are delighted to bring to the market this two bedroom terrace house, located just a stones throw away from the town centre and all the local amenities. This beautiful home further benefits from a privately enclosed garden to the rear and is being offered with no onward chain. Early viewing is highly advised!

Benefitting from uPVC double glazed windows throughout, the abundantly light accommodation comprises:-

Reception room

9'9" x 12'11"

Enter via uPVC entrance door, electric feature fire set into bricked surround, TV Aerial point, cupboard housing the meters and consumer unit.

Hallway

2'7" x 8'2"

With under stairs storage cupboard, door to shower room.

Kitchen

8'2" x 11'5"

Fitted with a range of wall and base units with complimentary worksurfaces over, cooker point with stainless steel extractor over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, staircase to the first floor, pedestrian door to the rear aspect leading out into the courtyard.

Landing

2'9" x 2'9"

Doors to bedroom 1 & 2, loft access.

Bedroom 1

9'10" x 10'5"

Double bedroom

Bedroom 2

6'8" x 7'4"

Wall mounted 'Baxi' combination boiler.

Shower room

3'9" x 8'3"

Fitted with a modern three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin with single taps, w.c., mermaid board to splash backs.

Garden

To the rear of the property is a privately enclosed and attractive courtyard with fencing and bricked boundaries. There is a lovely seating area ideal for relaxing in the sunshine or outdoor dining and raised beds to the borders.

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.

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

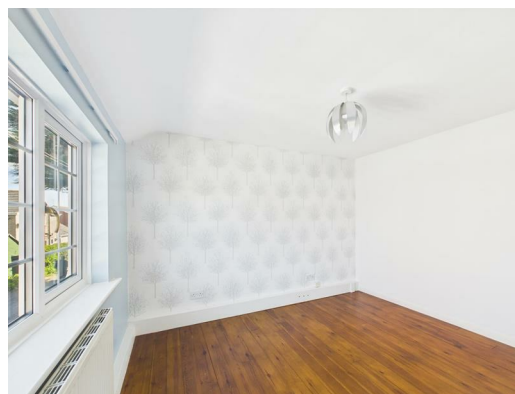
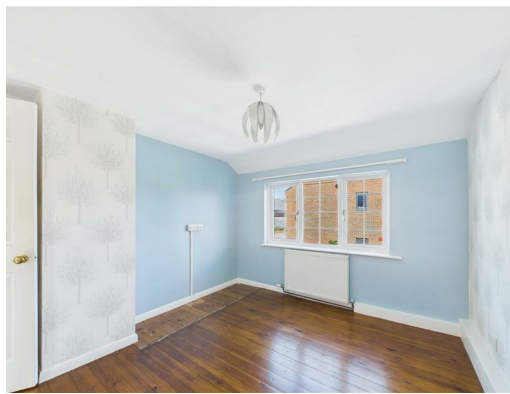
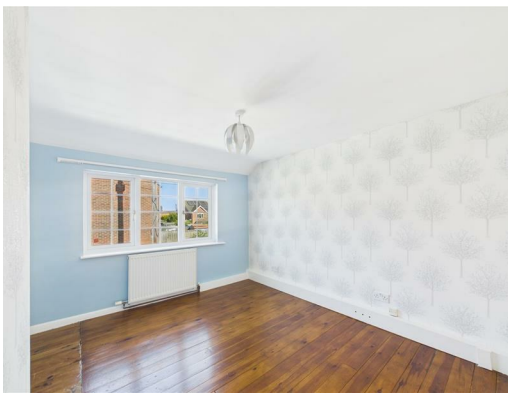
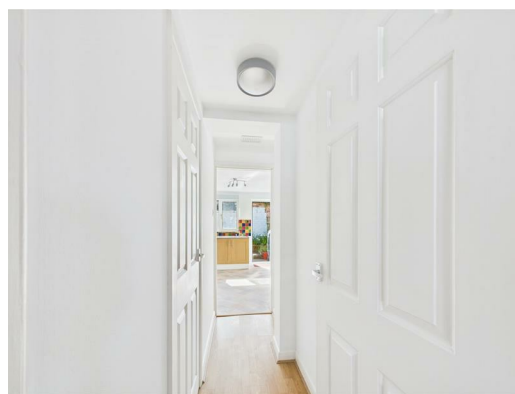
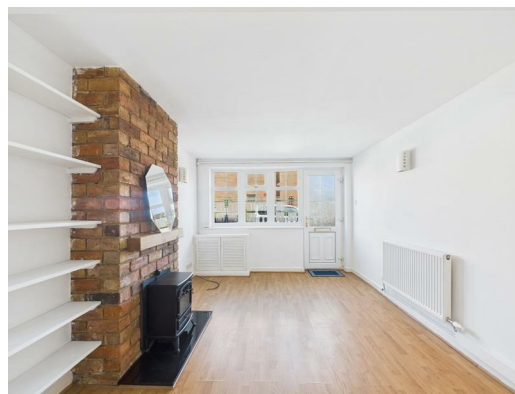
By appointment through Choice Properties on 01507 860033.

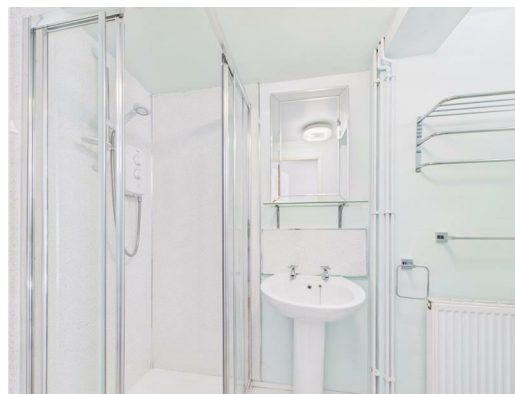
Opening hours

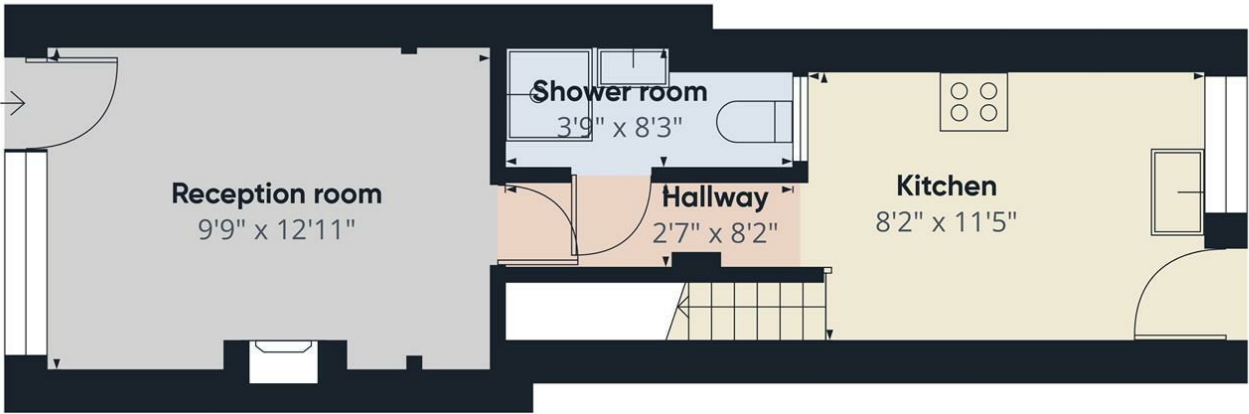
Monday to Friday 9.00 a.m to 5.00 p.m.

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

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⁾
449.93 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 are based on RICS IPMS 3C standard.

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Directions

From our Louth office head east along Eastgate until you reach the mini roundabout where you take the second exit onto Church Street. Continue until you reach the T-Junction where you turn left onto Newmarket. Then turn left to Watts Lane and number 6 can be found a short distance down on your 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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(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	

