CHOICE PROPERTIES

Estate Agents

# 42 Riverhead, Louth, LN11 0DD

## Offers Around £170,000

Choice Properties are delighted to bring to market this charming two bedroom end of terrace house located on Riverhead situated in the thriving market town of Louth. Positioned in a sought after area, the abundantly bright and airy internal accommodation features a living room, kitchen, conservatory, two bedrooms, family bathroom, and a downstairs wc. To the exterior, the property boasts a fully enclosed garden and a tarmac driveway. Early Viewing Is Highly Advised.

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

### Hallway
3'4" x 8'10"
With uPVC entrance door. Staircase leading to first floor landing. Thermostat. Radiator. Door to wc. Door to:-

### Living Room
10'0" x 14'1"
Fitted with a gas fireplace with tiled hearth and surround. Understairs storage cupboard. Large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Telephone point. Internal door to:-

### Kitchen
13'3" x 7'10"
Fitted with wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor hood over. Integral electric oven. 'Logic' gas combi boiler in box unit. Part tiled walls. Space for fridge freezer. Plumbing for washing machine. Radiators. Power points. uPVC window to rear aspect. Composite French doors leading to conservatory.

### Conservatory
9'8" x 8'11"
With uPVC windows to all aspects. Pitched glass roof. uPVC French doors leading to garden. Tiled flooring. Power points. Radiator.

### WC
3'0 x 5'1"
Fitted with a push flush wc and a wash hand basin set over vanity unit with single taps and a tiled splash back. Consumer unit. Radiator. Frosted uPVC window to front aspect.

### Landing
3'1" x 2'11"
Internal doors to all first floor rooms.

### Bedroom 1
13'3" x 12'2"
Double bedroom with fitted storage cupboard. Two uPVC windows to front aspect. Radiator. Tv aerial point. Power points.

### Bedroom 2
6'10" x 9'8"
Double bedroom fitted with a large uPVC window to rear aspect. Access to loft via loft hatch. Radiator. Power points.

### Bathroom
6'0" x 6'4"
Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin with single taps and tiled splash back and a push flush wc. Heated towel rail. Part tiled walls. Wall mounted storage cabinet. Frosted uPVC window to rear aspect.

## Garden
The property benefits from a fully enclosed private rear garden with fencing to the perimeter. The garden is mostly laid to lawn but features a variety of patio areas proving ideal places for out door seating. The property is also home to a plethora of mature plants, trees and shrubbery which add plenty of life and colour to the garden. The garden can also be accessed via a timber gate found to the left hand side of the property. The rear garden is also home to a garden shed providing outdoor storage space. The garden also benefits from outdoor electrics and a outdoor water tap.

## Driveway
Tarmac 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

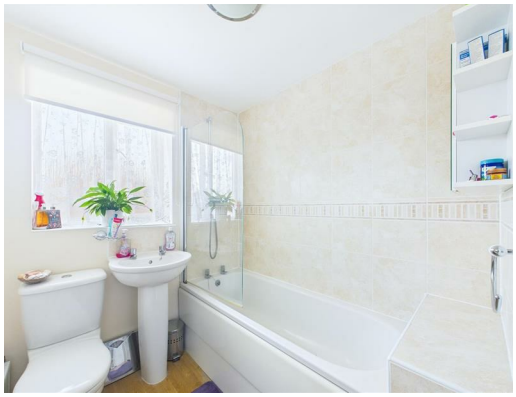
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount payable 2024/25 - £1402.47

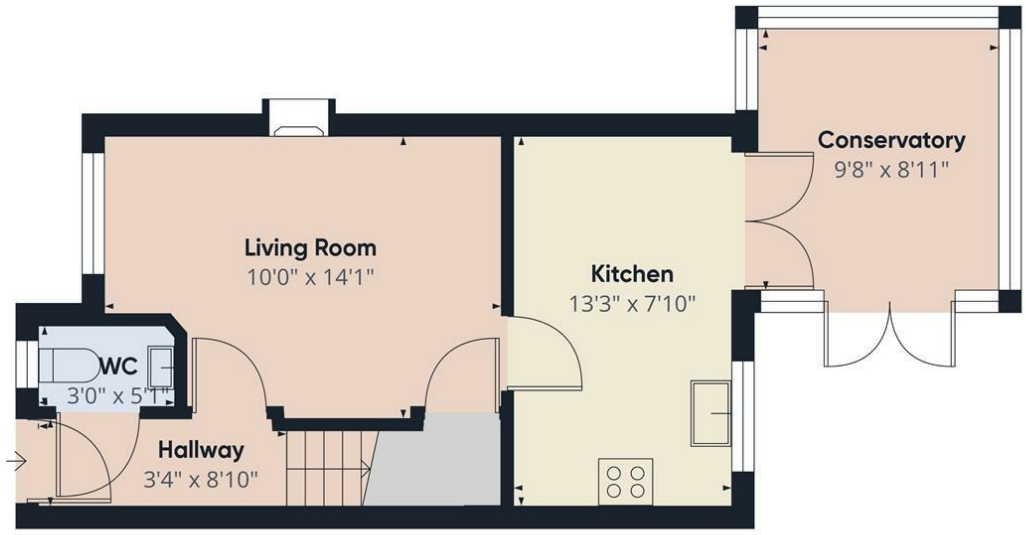
## Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

## 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.






Floor 0

Floor 1

**Approximate total area**[1]

657.77 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 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 Road. Once on Riverhead Road take your third right onto Riverhead. Continue for 250m and you will find the property on your left hand side.