



CHOICE PROPERTIES

Estate Agents

6 The Sidings,
Louth, LN11 0PX

Reduced To £129,950



****ATTENTION FIRST TIME BUYERS AND INVESTORS**** It is a pleasure for Choice Properties to bring to market this stunning two bedroom mid-terraced house situated on The Sidings located in the thriving market town of Louth. The beautifully presented and recently refurbished interior features well proportioned rooms including a living room, kitchen, two bedrooms, and a family bathroom. To the exterior the property boasts a fully enclosed garden and parking for two vehicles. With No Onward Chain And Ready To Move Into Straight Away, Early Viewing Is Highly Advised.

With recent refurbishments including brand new carpets and curtains and the additional benefit of gas central heating and uPVC double glazing throughout, the well maintained and abundantly bright internal living accommodation comprises:-

Entrance Porch

3'10" x 3'9"

Enter via door to the front aspect, wall mounted consumer unit, door to:-

Reception room

11'10" x 14'9"

Abundantly light reception room, staircase to the first floor, TV Aerial point, uPVC double glazed window to the front aspect, electric fire set into featured surround with wooden mantle, telephone point, door to:-

Kitchen/Diner

11'10" x 8'11"

Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl resin sink unit with drainer and mixer tap, integral cooker, four ring gas hob with featured stainless steel extractor hood over, space for fridge/freezer, partly tiled walls, uPVC double glazed window to the rear aspect, pedestrian door to the rear aspect.

Bedroom 1

8'11" x 14'10"

Spacious double bedroom with uPVC dual aspect double glazed windows to the front aspect.

Bedroom 2

5'8" x 10'0"

Spacious single bedroom with uPVC double glazed window to the rear aspect.

Bathroom

5'11" x 6'11"

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with single taps, w.c., tiled splash backs.

Parking

The property benefits from a paved driveway that provides off the road parking for up to two vehicles

Garden

To the rear of the property you will find a privately enclosed garden; block paved for ease of maintenance with timber fencing to the boundaries.

Tenure

Freehold.

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.

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.

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.

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^m

560 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Use postcode LN11 0PX to reach the property, once entering The Sidings, No 3 is the first brick built terrace house on the 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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

