



CHOICE PROPERTIES

Estate Agents

31 Newbridge Hill,
Louth, LN11 0NQ

Reduced To £229,950



Choice Properties are delighted to bring to the market this expansive and beautifully presented three storey town house, situated just a short walk from the town centre and local amenities. This lovely family home offers three spacious double bedrooms (1 en-suite), Kitchen/Diner, first floor reception, enclosed garden with driveway and garage and is being sold with no onward chain. Early viewing is most highly advised!

Offering generously proportioned rooms throughout, the abundantly bright and beautifully maintained accommodation comprises:-

Hallway

5'8" x 17'2"

Enter via composite uPVC double glazed entrance door, staircase to the first floor, wall mounted thermostat controls.

Kitchen

9'3" x 16'1"

Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integrated cooker, four ring gas hob with featured stainless steel extractor hood over, integrated fridge/freezer, uPVC double glazed window overlooking the garden, tiled flooring, door to utility room, square arch opening into:-

Dining room

9'3" x 9'8"

Ample room for a dining table. tiled flooring, wall mounted fuse box, uPVC double glazed window.

Utility room

5'8" x 5'4"

Fitted wall and base units with worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, wall mounted Vaillant boiler, programming controls. pedestrian door leading out into the garden, door to:-

Cloakroom

5'8" x 2'10"

Fitted with a two piece suite comprising corner wash hand basin with mixer tap, w.c., tiled splash backs, wall mounted alarm system.

Staircase to the first floor

First floor reception room

15'6" x 9'9"

Spacious and abundantly light reception room to the first floor, dual aspect uPVC double glazed windows, TV Aerial point.

Bedroom 3

15'6" x 8'8"

Remarkably spacious double bedroom with uPVC double glazed dual aspect windows, TV Aerial point.

Bathroom

5'6" x 6'10"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with mixer tap, w.c., tiled splash backs, chrome heated towel rail.

Staircase to the second floor

Bedroom 1

15'6" x 9'11"

Remarkably spacious double bedroom with uPVC double glazed dual aspect windows, TV Aerial point., built in featured triple wardrobes with glass sliding doors. door to:-

En-Suite Shower room

5'7" x 6'10"

Fitted with a three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin with stainless steel mixer tap, dual flush w.c., chrome heated towel rail.

Bedroom 2

15'5" x 8'11"

Remarkably spacious double bedroom with uPVC double glazed dual aspect windows, TV Aerial point.

Driveway

Paved driveway providing off road parking.

Garage

With up and over door, power and lighting.

Garden

The garden is privately enclosed with timber fencing and bricked walls to the boundaries. The garden is laid to lawn but also features a paved patio seating area, which is ideal for relaxing in the sunshine or outdoor dining. A timber gate to the rear provides access to the pedestrian footpath which leads to the driveway and garage.

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

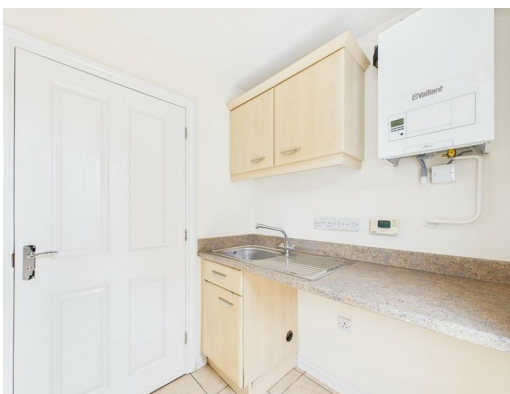
Viewing by appointment through Choice Properties Louth on 01507 860033.

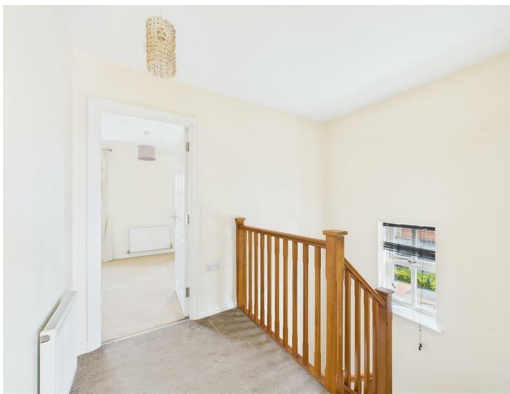
Opening hours

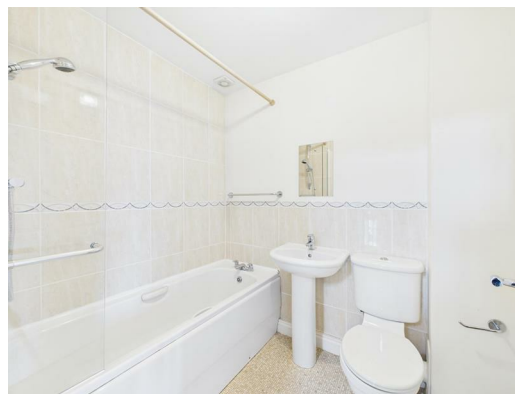
Monday to Friday 9.00 a.m to 5.00 p.m.

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. 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.

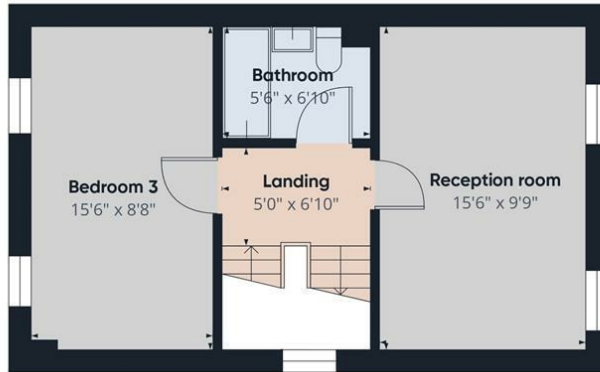




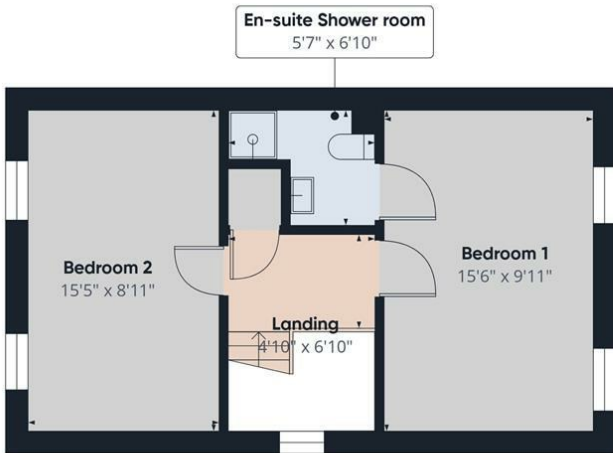




Floor 0



Floor 1



Floor 2

Approximate total area^m
1128 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

From our office continue along Mercer Row and on to Eastgate. Continue along Eastgate to the mini-roundabout and head straight on to the second mini-roundabout and turn left onto Ramsgate. Continue on Ramsgate until you reach the mini-roundabout and turn left onto Newbridge Hill. Number 31 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

