



CHOICE PROPERTIES

Estate Agents

35 Northgate,
Louth, LN11 0LY

Price £150,000



Choice Properties are delighted to bring to market this charming three bedroom semi detached town house situated on Northgate located in the thriving market town of Louth. Positioned within walking distance of the town centre, this property is ideally placed at the heart of the town and has easy access to all amenities. The property features three bedrooms, a kitchen, a living room, and a family bathroom to the interior. To the exterior, the property boasts a courtyard garden with timber built shed fitted with power. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating, the well proportioned internal living accommodation comprises:-

Living Room

19'6 x 11'10

With log burner set in fireplace with slate hearth and stone surround. Hardwood entrance door. Fitted storage unit with wall and base units to side wall. Storage cupboard housing consumer unit and gas meter. Radiator. Power points. Telephone point. Two windows to front aspect. Oak internal door leading to:-

Hallway

4'1 x 7'10

With UPVC external door leading to garden. Staircase to first floor landing. Under stair storage cupboard. Spotlighting. Opening to:-

Kitchen

12'1 x 8'0

Fitted with wall, base, and drawer units with work surfaces over. Five ring gas hob with extractor hood over. Single bowl stainless steel sink with stainless steel mixer tap and drainer. Integral 'Bosch' oven. Worcester gas boiler. Tiled flooring. Part tiled walls. Plumbing for washing machine. Space for dishwasher. Space for fridge freezer. Industrial style glass light fitting. Radiator. Power points. uPVC window to rear aspect.

Landing

11'7 x 2'10

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

Bedroom 1

10'4 x 11'3

Double bedroom with fitted storage cupboard. Radiator. Power points. Telephone point. Window to front aspect.

Bedroom 2

12'5 x 8'1

Double bedroom with UPVC window to rear aspect. Radiator. Spotlighting. Power points.

Bedroom 3

11'2 x 8'8

Double bedroom with window to front aspect. Radiator. Spotlighting. Power points.

Bathroom

5'1 x 8'10

Fitted with a three piece suite comprising of panelled bath with shower over, push flush wc, and wash hand basin with mixer tap set over vanity unit. Chrome heated towel rail. Part tiled walls. Spotlighting. Extractor. uPVC window to rear aspect.

Garden

To the rear of the property is a fully enclosed, easy to maintain, courtyard garden with fencing to the perimeter. The garden is decked and benefits further from a brick built timber shed fitted with power. The rear garden is also accessible from the front of the property via an alleyway that leads to a side access gate.

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.

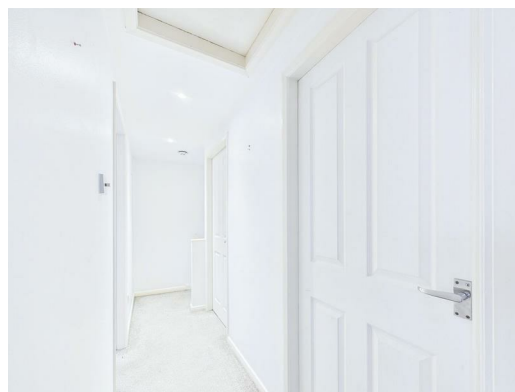
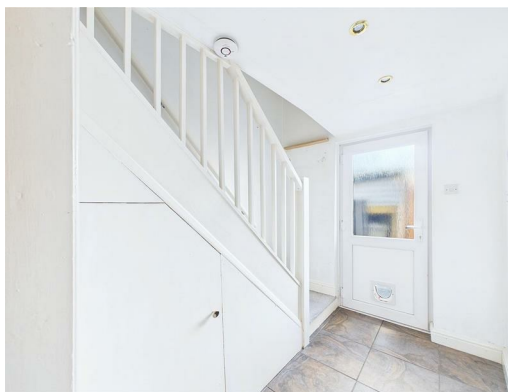
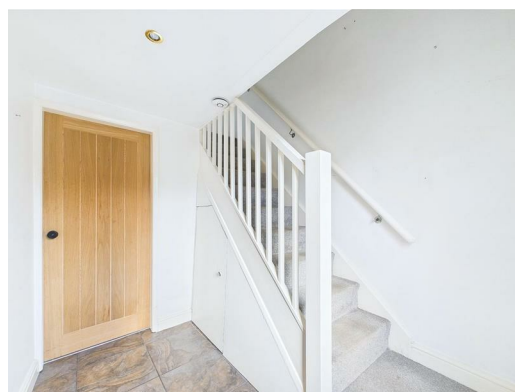
Saturday 9.00 a.m. to 3.00 p.m.

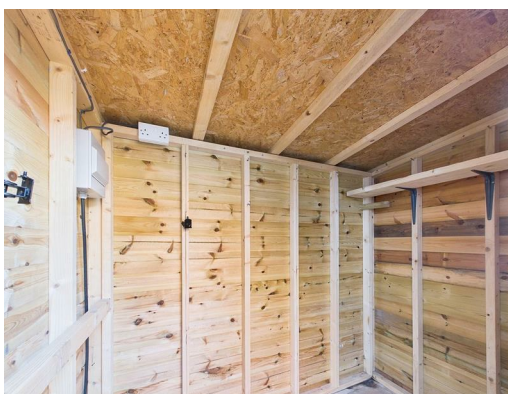
Making An Offer

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⁾
761.13 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 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 for 300m then turn left onto Northgate. Continue for 100m following the road to the left and the property can be found 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		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(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		

