



CHOICE PROPERTIES

Estate Agents

8 Watts Lane,
Louth, LN11 9DG

Price £135,000



Choice Properties are delighted to bring to the market this beautifully presented two bedroom terrace house, situated just a short walk from the local amenities. The property further benefits from a generously sized and privately enclosed garden to the rear and parking space to the front. Early viewing is highly advised!

With the additional benefit of uPVC double glazing throughout, the well laid out and perfectly proportioned internal living accommodation comprises:

uPVC Front Door

Leading to:-

Living Room

Abundantly light living room with uPVC double glazed window to the front aspect. TV Aerial point. telephone point. Radiator.

Kitchen

Fitted with a range of wall and base units with complimentary worksurfaces over, integrated electric oven and stove top, space for fridge/freezer, plumbing for a washing machine, uPVC double glazed window to the rear aspect, partly tiled walls, staircase to the first floor, pedestrian door to the rear aspect leading out into the courtyard.

Bedroom 1

Spacious double bedroom with uPVC double glazed window.

Bedroom 2

Single bedroom with uPVC double glazed window.

Bathroom

Fitted with a modern three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with single taps, w.c, tiled walls, extractor fan.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is laid with shingle and features a variety of plants, trees and shrubbery to the borders. There is also a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining.

Tenure

Freehold

Viewing Arrangements

Viewings by appointment through Choice Properties, Louth, Tel 01507 860033

Making an Offer

If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction for you.

Council Tax Band

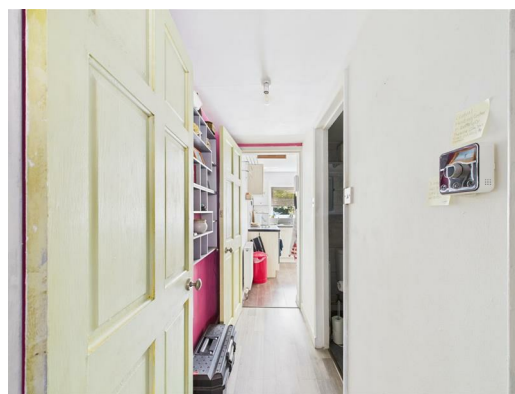
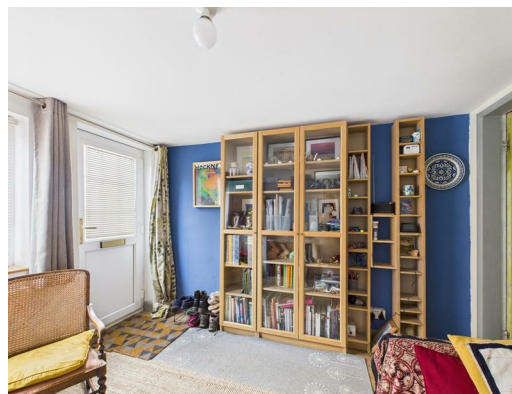
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

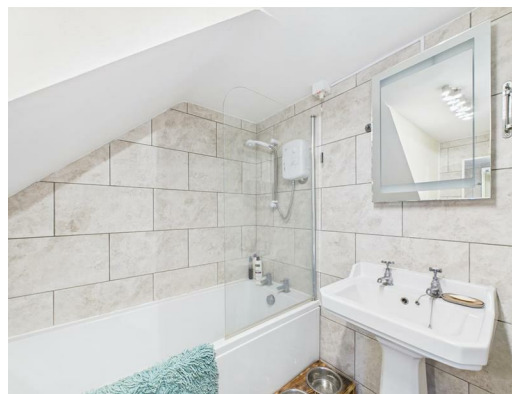
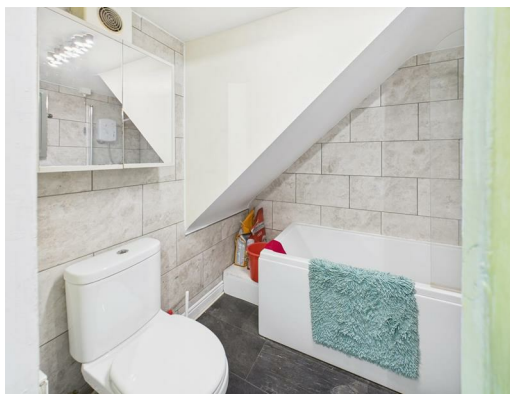
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

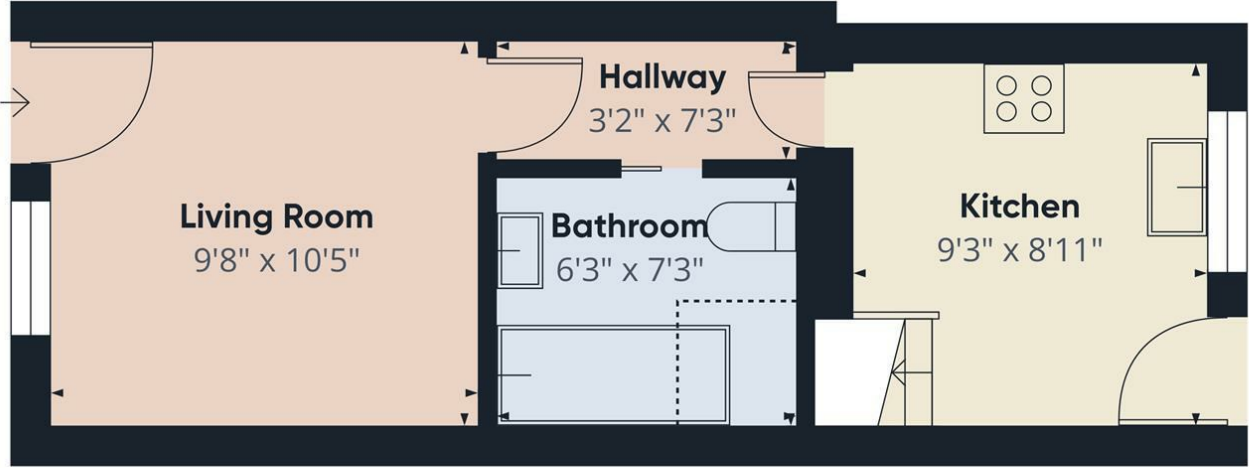
Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
420 ft²
Reduced headroom
8 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 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 8 can be found a short distance down on your right hand side.

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

