



CHOICE PROPERTIES

Estate Agents

22 Charles Street,
Louth, LN11 0LE

Price £135,000



It is a pleasure for Choice Properties to bring to the market this three bedroom terrace house, which is in need of full modernisation. This characterful property has been a beautiful family home for many years and further benefits from high ceilings throughout, a remarkably spacious and beautifully maintained garden, and is located in the most sought after location. Early viewing highly advised!

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light accommodation comprises:-

Hallway

3'1" x 12'8"

Radiator, Door to:-

Reception room

12'2" x 11'10"

Abundantly light reception room with large window to the front aspect, gas fire set into featured surround with tiled hearth and wooden mantle, featured dado rail, radiator.

Dining room

15'11" x 12'0"

With large window to the rear aspect overlooking the garden, spacious under stairs storage cupboard, ample room for a dining table, gas fire set into featured surround with tiled hearth and mantle, original wood panelling, cupboard housing the consumer unit, radiator, sliding timber doors to:-

Kitchen

7'11" x 14'8"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer, partly tiled walls, large window to the side aspect, pedestrian door leading out into the garden, door to:-

Utility room

8'2" x 6'0"

Plumbing for a washing machine, space for freestanding fridge/freezer, window to the side aspect, door to:-

Store room

4'6" x 4'10"

Providing extra storage with shelving.

W.c.

2'11" x 4'10"

With window to the side aspect, close coupled w.c.

Landing

2'8" x 16'3"

With loft access, radiator.

Bedroom 1

17'8" x 12'0"

Remarkably spacious double bedroom with window to the front aspect, original feature fireplace, built in storage, radiator.

Bedroom 2

14'7" x 11'11"

Remarkably spacious bedroom with window to the rear aspect overlooking the garden, built in storage cupboard housing the hot water cylinder, radiator.

Bedroom 3

7'10" x 8'3"

Spacious single bedroom with window to the rear aspect overlooking the garden, radiator.

Bathroom

4'11" x 5'7"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, w.c., tiled splash backs, window to the side aspect.

Garden

To the rear of the property you will find a stunning and generously sized garden which is neatly laid to lawn, which is privately enclosed with timber fencing to the boundaries. The garden is adorned with an abundance of established plants, trees and shrubbery throughout. There are several paved patio seating areas, which are ideal for soaking up the sunshine or outdoor dining. Within the plot is a fascinating and historic air raid bunker with paved footpath leading down the garden. There is also a useful timber shed included in the sale. There is also a shared passage way and a right of access across.

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.

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

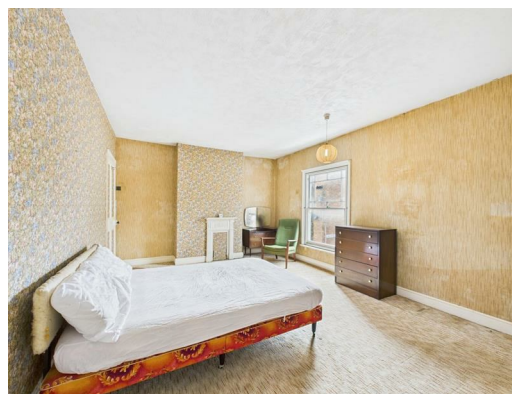
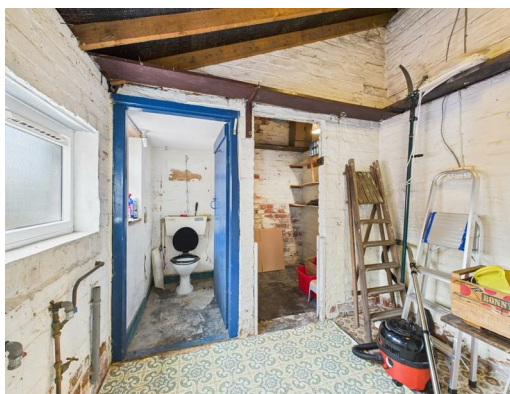
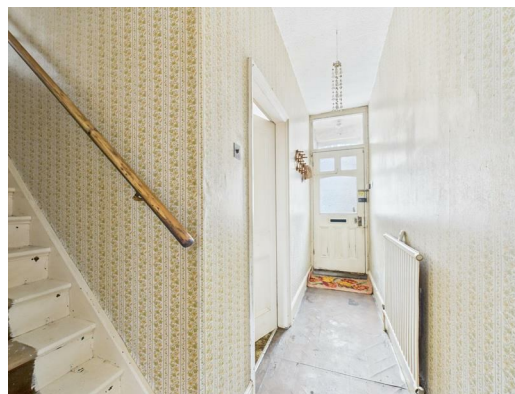
Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

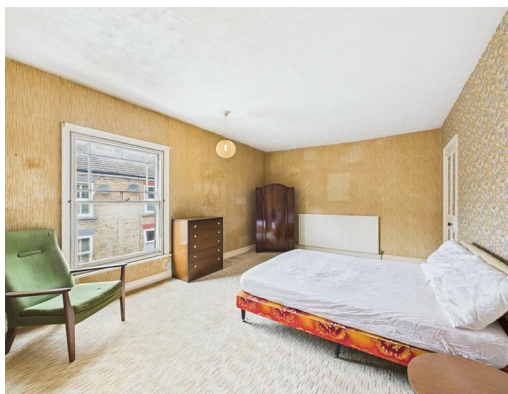
Opening hours

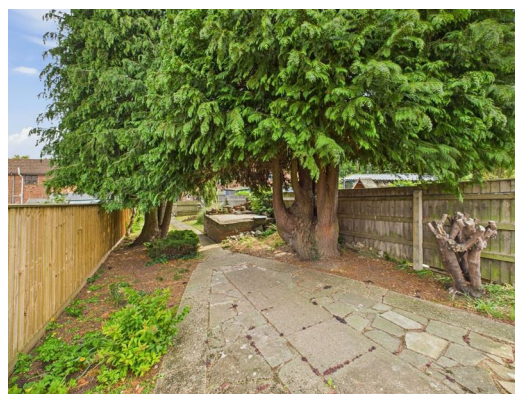
Monday to Friday 9.00 a.m. to 5.00 p.m.

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.

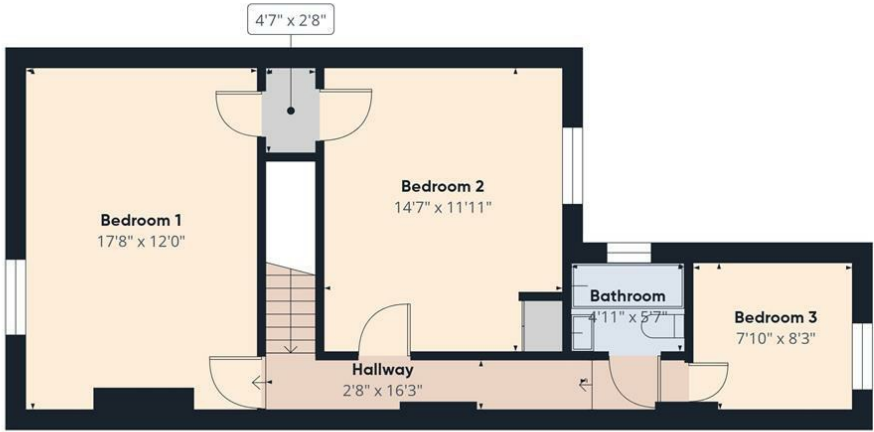








Floor 0



Floor 1

Approximate total area^m
1144 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Choice Properties office on Mercer row, head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Continue on Newbridge Hill and then take a left at the next roundabout. Then turn immediately left onto High Holme Road. Continue down High Holme Road and then take your first left turning onto Hawthorn Avenue. Continue onto Charles Street and number 22 is directly in front of you.

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	

