



CHOICE PROPERTIES

Estate Agents

71 Queen Street,
Louth, LN11 9BJ

Reduced To £159,950



Choice Properties are delighted to offer for sale this three bedroom mid-terraced house, perfectly positioned in the centre of Louth, just a stones throw away from the local amenities. This superb property further benefits from stylish interior throughout, two reception rooms and a generously sized garden to the rear. Early viewing is highly advised. Please note this property is chain free!

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Reception room

11'1" x 11'7"

Entrance via uPVC double glazed door to the front aspect, telephone point, TV Aerial point, cupboard housing the consumer unit, uPVC double glazed window the front aspect, door to:-

Dining room

11'8" x 13'1"

With staircase to the first floor and under stairs storage cupboard. uPVC double glazed window to the rear aspect overlooking the garden, featured opening into:-

Kitchen

6'7" x 11'11"

Fitted with a stylish range of wall and base units with complimentary worksurface over, one and a half bowl stainless steel sink unit with drainer and mixer tap, integral cooker, four ring hob with featured stainless steel extractor hood over, plumbing for a washing machine, space for fridge freezer, partly tiled walls, inset spot lights to the ceiling.

Bathroom

6'4" x 7'3"

Fitted with a three piece suite comprising of a panelled bath with mixer with a fully tiled shower over with rainfall and traditional shower attachment, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Chrome heated towel rail. Frosted uPVC to rear aspect. Extractor.

Landing

2'8" x 13'5"

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

Bedroom 1

11'2" x 11'8"

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

Bedroom 2

8'8" x 10'1"

Double bedroom with large uPVC window to rear aspect. Over stairs storage cupboard. Radiator. Power points. Window to landing.

Bedroom 3

6'9" x 7'11"

With uPVC window to rear aspect. Radiator. Power points.

W.c.

3'8" x 4'9"

Fitted with a back to wall wc and a wash hand basin set over vanity unit with chrome mixer tap. Part tiled walls. Chrome heated towel rail. Extractor.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is paved and decked for ease of maintenance and has a useful timber storage shed location the rear of the garden.

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.

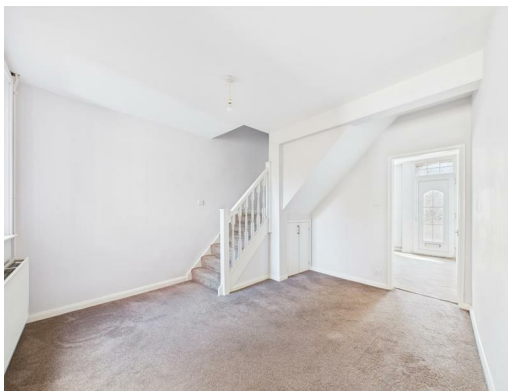
Viewing arrangements

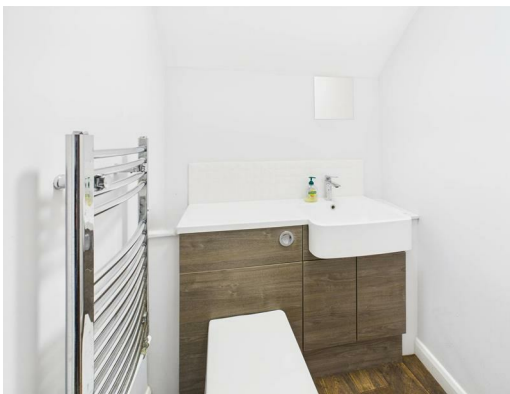
By appointment through Choice Properties on 01507 860033.

Opening hours

Mon-Fri 9.00 am - 5.00 pm.
Saturday 9.00 am - 3.00 pm.

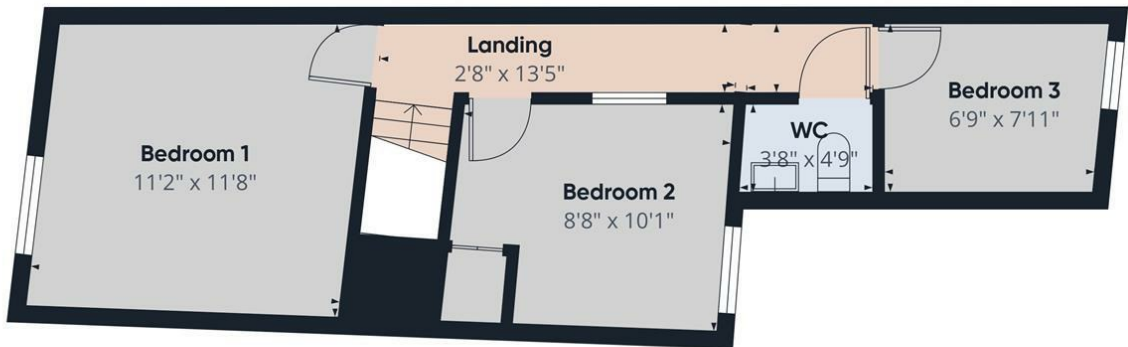
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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⁾

740 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 Louth Office walk East along Mercer Row. Where the road forks continue straight ahead onto Queen Street. Continue for 250m and you will find the property on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			70
(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	

