



CHOICE PROPERTIES

Estate Agents

101 Church Street,
Louth, LN11 9DE

Price £170,000



Choice Properties are delighted to bring to market this charming three bedroom mid-terraced town house situated on Church Street located in the thriving market town of Louth. The property is packed full of character and internally features a living room, kitchen, wet room, and three bedrooms. The pièce de résistance of the property however is the utterly deceiving outdoor space which features a 0.15 acre laid to lawn open garden, an orchard, a fully enclosed garden with pond, aviaries, outbuildings, and greenhouses. Early Viewing Is Highly Advised.

Situated in a ideal location in the heart of Louth, the internal living accommodation of this impressive residence comprises:-

Living Room

17'3 x 11'4

With hard wood entrance door. Window to front aspect. Sliding door to hallway. Plethora of built in storage space. Power points. Telephone point. Tv aerial point. Under storage cupboard with fitted shelving.

Hallway

2'6 x 3'9

Internal door to kitchen. Sliding internal door to wet room.

Kitchen

10'10 x 5'11

Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with extractor hood and tiled splashback over. Integral twin oven. Plumbing for washing machine. Dual aspect uPVC windows. Part tiled walls. uPVC external door leading to garden. Space for under counter fridge freezer. Staircase leading to first floor landing.

Wet Room

6'1 x 4'2

Fitted with a three piece suite comprising of a walk in electric shower, a wall mounted wash hand basin with single taps, and a push flush wc. Fully tiled walls. Frosted uPVC window to rear aspect. Spot lighting. Extractor.

Landing

10'1 x 4'10

Sliding door to all first floor rooms. Access to loft via loft hatch.

Bedroom 1

9'8 x 10'3

Double bedroom with window to front aspect. Built in storage space. Power points.

Bedroom 2

10'10 x 5'9

Fitted with dual aspect uPVC windows. Power points.

Bedroom 3

9'10 x 5'10

With built in storage and uPVC window to rear aspect. Power points.

Gardens

As you leave the property to the rear you are greeted by what seems to be a conventional terraced courtyard style garden. However, this is very much deceiving because as you walk through one of the number of outbuildings that are included with the property you appear in an idyllic laid to lawn garden space surrounded by aviaries with centrepiece pond found at it's heart. The beauty does not stop there though because as you meander down a small grass path you find yourself standing in a orchard with a variety of mature fruit trees which add life and colour to the garden space. If you venture on beyond this orchard, you will be brought to a large open laid to lawn area of approximately 0.15 acres which has the possibility to be used however you wish. The entirety of the plot is approximately 0.25 acres.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

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

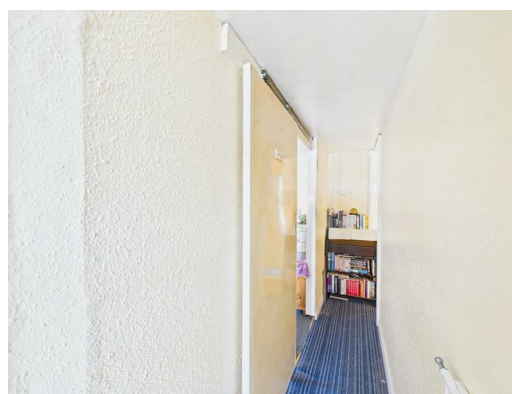
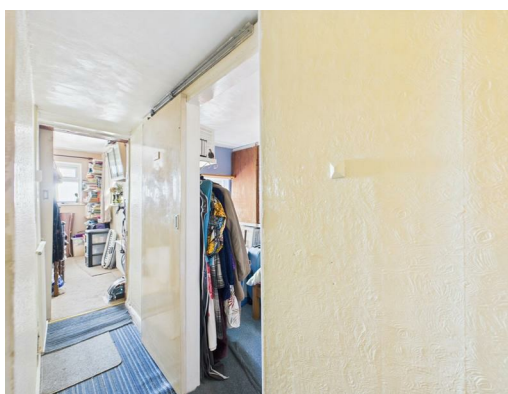
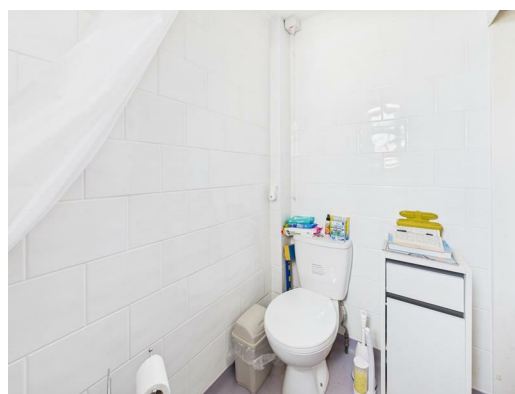
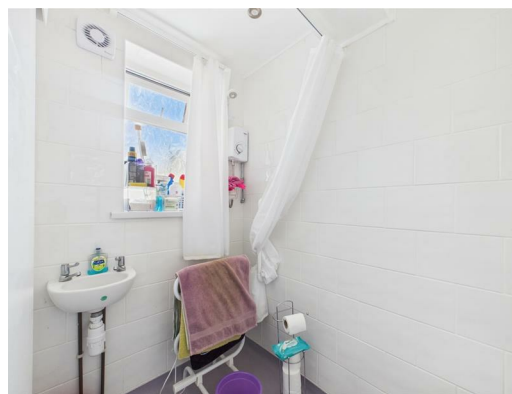
Saturday 9.00 a.m. to 3.00 p.m.

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.

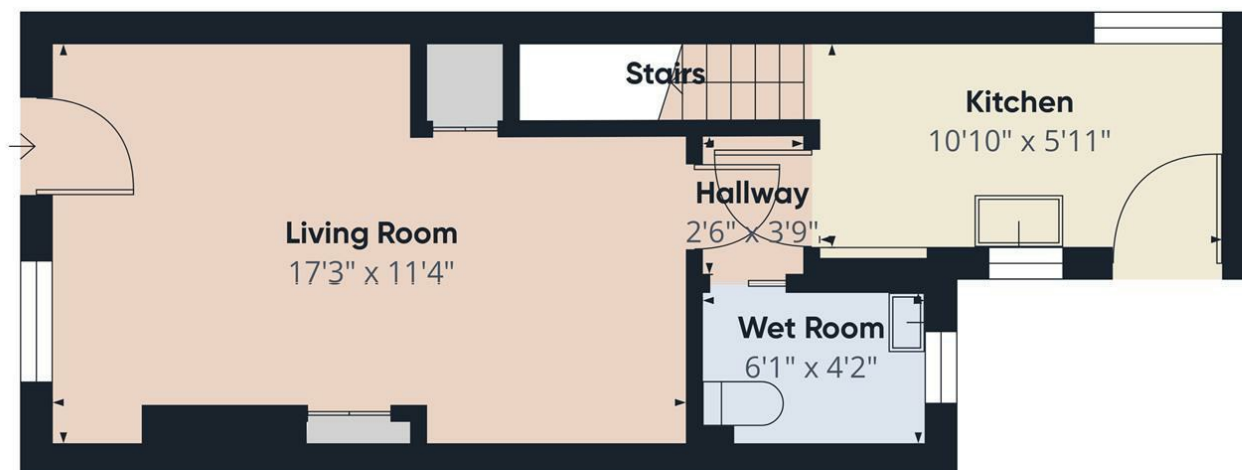
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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^m
551 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 Louth Office head east along Eastgate until you reach the roundabout where you head right onto Church Street. Continue towards the end of this road and you will find the property on your left hand side just before you reach the T-Junction.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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