



# CHOICE PROPERTIES

*Estate Agents*

2 Lindum Terrace,  
Louth, LN11 7SW

Reduced To £129,995



Choice Properties are pleased to offer for sale this beautifully maintained two bedroom terraced house, situated in the quiet semi-rural village of Saltfleetby, within a short drive to the amenities on offer in the historic market town of Louth and the golden sandy beaches at Theddlethorpe and Mablethorpe. Early viewing is advised to appreciate the time and work that has been put into making this lovely home.

Fitted with electric room heaters and a wood burning stove with back boiler, the well maintained accommodation benefits from uPVC double glazing throughout and comprises:-

### **Kitchen**

7'06" x 10'09"

Front uPVC door leading into the kitchen which is fitted with a range of base units with worktop over, one bow ceramic butler sink with mixer tap, space for a freestanding 'Range' style cooker (current included within the sale), space for both a freestanding under-counter fridge and freezer (both again included within the sale), tiled flooring, inset spot lighting and a built in pantry cupboard.

### **Reception Room**

11'02" x 14'05"

Fitted with a wood burning stove set within a tiled fireplace hearth and surround with a wooden mantle, tiled flooring, wall lighting, TV aerial and stairs to the first floor.

### **Sun Room**

8'02" x 11'01"

Benefiting from triple aspect windows and double opening 'French' doors to the garden and featuring tiled flooring and a polycarbonate roof.

### **Landing**

2'07" x 5'10"

Doors to:

### **Bedroom 1**

11'03" x 13'00"

Double bedroom with a built in triple wardrobe with mirrored sliding doors and a built in double airing cupboard housing the hot water cylinder.

### **Bedroom 2**

7'06" x 7'11"

Smaller double bedroom with loft access.

### **Bathroom**

4'07" x 5'10"

Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and electric shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, inset spot lighting and a heating towel rail.

### **Driveway**

Private driveway space laid with shingle providing off road parking.

### **Garage**

With double opening timber front doors and a side uPVC window.

### **Garden**

The property is fronted by a manageable garden featuring a raised planter bed providing the perfect space to display a range of plants and shrubs.

To the rear of the property you will find a privately enclosed garden made up of paving slabs and artificial grass for ease of maintenance. The garden is currently set up to be completely secure for pets and features a lockable gate leading to the two brick built outbuildings, where one is used as a workshop and one as a timber store.

### **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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.

## **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH

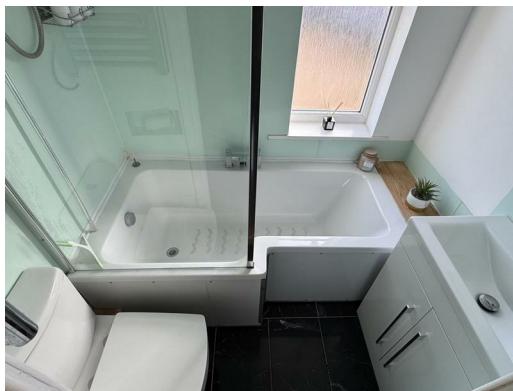
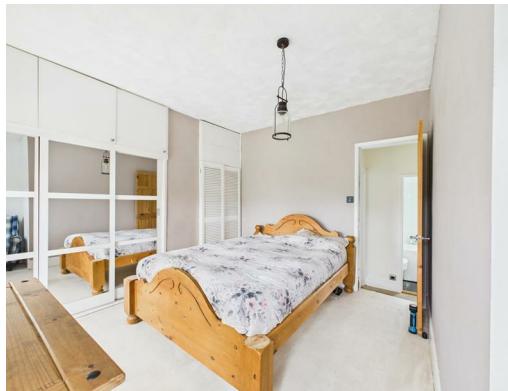
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

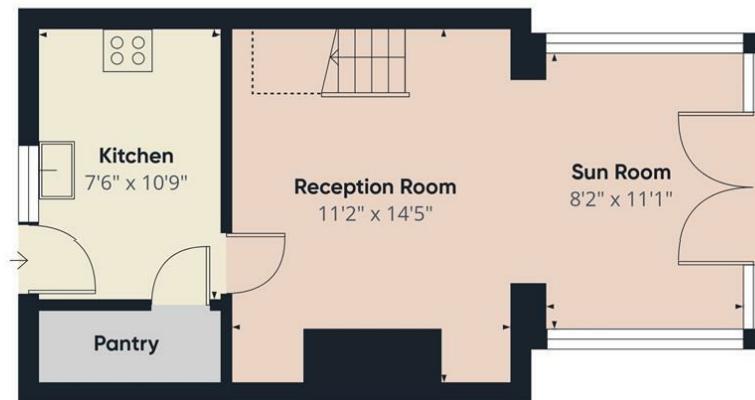
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A.

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.









Approximate total area<sup>(1)</sup>

598 ft<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>



Floor 1

(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 Town Football Club head East along Main Road, Saltfleetby for 1 mile. Lindum Terrace is a row of houses found on your right hand side and No. 2 is the second property on this row. Alternatively, use the postcode LN11 7SW.

