



# CHOICE PROPERTIES

## *Estate Agents*

21 Charles Street,  
Louth, LN11 0LB

Offers Over £145,000



Choice Properties are delighted to bring to market this well positioned mid-terraced town house located on Charles Street situated in the thriving market town of Louth. The property features generously sized rooms throughout which includes three bedrooms, two bathrooms, three reception rooms, and a kitchen. To the exterior, the property boasts a fully enclosed laid to lawn garden and benefits from being located walking distance from all the town's amenities. With No Onward Chain, Early Viewing Is Highly Advised.

Benefitting from gas central heating and uPVC double glazing, the generously proportioned internal living accommodation comprises:-

### **Entrance Porch**

**4'0 x 3'3**

With uPVC entrance door. uPVC window to side aspect. uPVC door leading to front room.

### **Front Room**

**12'8 x 10'9**

With feature electric fireplace. Large uPVC window to front aspect. Consumer unit and electric meter in box unit. Radiator. Power points. Telephone point. Tv aerial point. Thermostat. Internal door to living room.

### **Living Room**

**11'1 x 10'1**

Fitted with an electric feature fireplace. Staircase leading to first floor landing. Under stairs storage cupboard. Storage recess under stairs. French doors leading to courtyard. Built in storage cupboard. Radiator. Power points. Internal door to kitchen.

### **Kitchen**

**5'7 x 15'6**

Fitted with a range of wall base and drawer units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for range cooker. Part tiled walls. Spot lighting. Space for fridge freezer. Space for washing machine. Large uPVC window to side aspect. Radiator. Power points. Gas boiler. Door to sitting room.

### **Sitting Room**

**7'7 x 14'3**

Fitted with dual aspect uPVC window. Electric feature fireplace. Radiator. Tv aerial point. Power points. Door to bedroom 1. Door to downstairs shower room.

### **Shower Room**

**2'2 x 7'3**

Fitted with three piece suite comprising of a walk in fully tiled shower, a wash hand basin with chrome mixer tap set over vanity unit and a push flush wc. Fully tiled walls. Inset spot lighting.

### **Bedroom 1**

**8'0 x 12'6**

Double bedroom fitted with uPVC window to rear aspect. Power points. External uPVC door leading to rear garden.

### **Landing**

**2'6 x 2'2**

Internal doors to bedroom 1 and 2

### **Bedroom 2**

**11'9 x 11'0**

Double bedroom with built in storage cupboard. uPVC window to rear aspect. Radiator. Power points. Access to loft via loft hatch. Cottage style door to en-suite.

### **Bedroom 3**

**9'9 x 10'1**

Double bedroom with large uPVC window to front aspect. Large built in wardrobes with fitted shelving. Radiator. Power points.

## **Bathroom**

6'0 x 10'8

Fitted with a three piece suite comprising of panelled bath with mixer tap, push flush wc, and a pedestal wash hand basin. Fully tiled walls. Frosted uPVC window to side aspect. Built in mirror. Extractor.

## **Gardens**

The property benefits from well tended gardens, mostly laid to lawn with timber fencing to the boundaries and a useful timber shed.

## **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](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.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday - Friday: 9am - 5pm

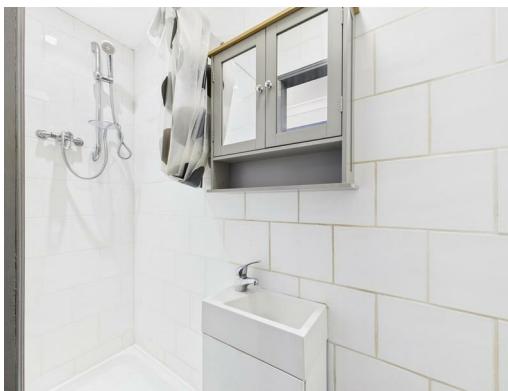
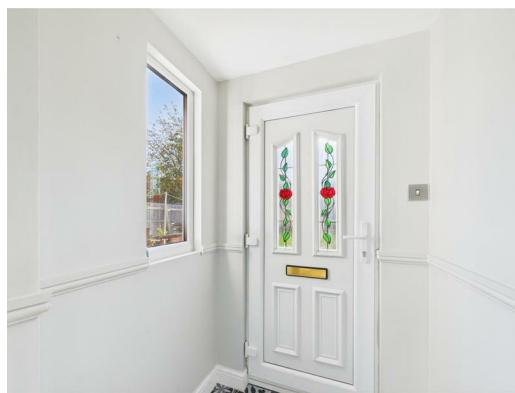
Saturday: 9am - 3pm

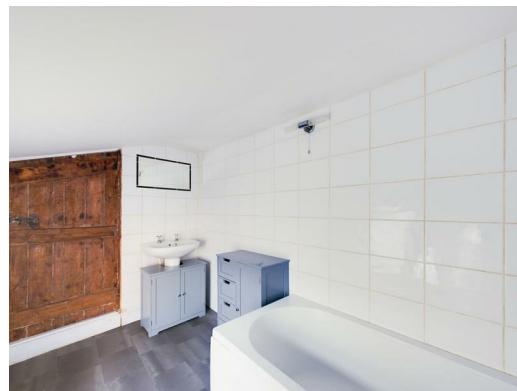
## **Making An Offer**

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.

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>

886 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>



(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 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 turning left.

