



# CHOICE PROPERTIES

## *Estate Agents*

6 Mill Lane,  
Louth, LN11 0EZ

Price £235,000



Choice Properties is happy to present this semi-detached property in Louth offering a bright and versatile family home in a highly desirable town location. Boasting three bedrooms and two bathrooms, including one on each floor, the property provides comfortable living spaces filled with natural light. A practical utility room adds convenience, while the private driveway offers parking for multiple vehicles. Outside, a large back garden with a summerhouse provides ample space for outdoor activities and relaxation, making this an ideal home for families seeking both comfort and functionality

Offering an abundantly light and bright atmosphere throughout and presented to a beautiful standard, the well laid out accommodation comprises:-

### **Entrance**

12'2" x 5'7"

The entrance hallway is filled with natural light from the front door and provides access to the stairs, living area, and kitchen. It features a radiator, under-stairs storage, the consumer unit, and is decorated in neutral tones.

### **Living Room / Dining Area**

22'10" x 11'10"

The spacious living and dining area offers versatile family space. The living area is carpeted and features a log burner, radiator, and window, while the dining area has wooden laminate flooring and double PVC doors opening onto the garden.

### **Kitchen**

8'6" x 8'10"

The bright, modern kitchen features a ceramic sink with a window above, space for a fridge, washing machine and cooker, and access to the utility room. It also houses the Baxi boiler and includes a useful storage cupboard, ideal for use as a pantry.

### **Utility Room**

7'8" x 5'4"

The modern utility room, finished to match the kitchen, features tiled walls and fitted units above and below. It provides access to the garden via a rear door and leads to the ground-floor bathroom.

### **Bathroom (Downstairs)**

9'4" x 5'4"

The ground-floor bathroom is fitted with a four-piece suite comprising a WC, bath, shower, and hand basin, along with a heated towel rail. The walls are finished with waterproof panelling and the floors are fully tiled.

### **Landing**

8'8" x 6'7"

The landing is accessed via the stairs and is finished in neutral décor. It provides access to all three bedrooms, the upstairs bathroom, and the loft, with a window above the stairs allowing in natural light.

### **Bedroom 1**

11'5" x 11'1"

Bedroom 1 is a spacious room featuring a large window and a radiator, with plenty of space for a large double bed and wardrobes.

### **Bedroom 2**

11'1" x 10'11"

Bedroom 2 features neutral décor and includes a window, radiator, and fitted wardrobe.

### **Bedroom 3**

7'10" x 6'7"

Bedroom 3 is neutrally decorated and features a window and radiator, with space to accommodate a single bed and additional furniture.

### **Bathroom (Upstairs)**

5'7" x 6'6"

The upstairs bathroom comprises a three-piece suite including a shower, WC, and hand basin, along with a heated towel rail. It also features waterproof wall panelling, tiled flooring, and a window.

## **Gardens**

The well-maintained back garden is fully enclosed with secure fencing and features a mix of lawn and stone areas separated by a central path. It includes a washing line, summerhouse, greenhouse, planting beds with bordered edges, and a hosepipe, offering a versatile and practical outdoor space.

## **Driveway**

The block-paved driveway provides space for two cars and is complemented by planters and a stone area to one side.

## **Tenure**

Freehold.

## **Council Tax**

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 B.

## **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.

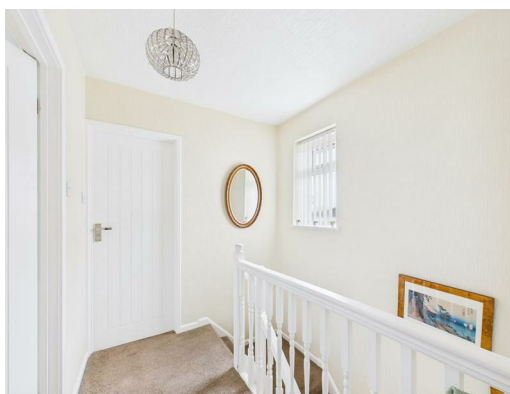
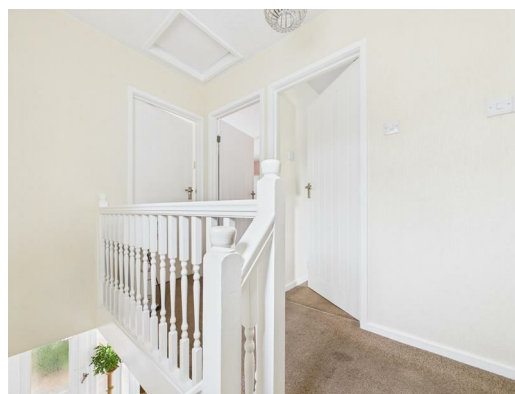
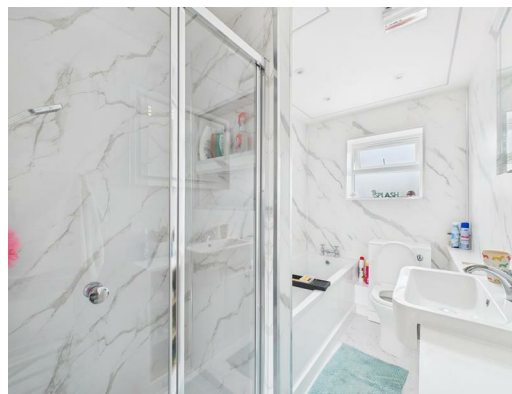
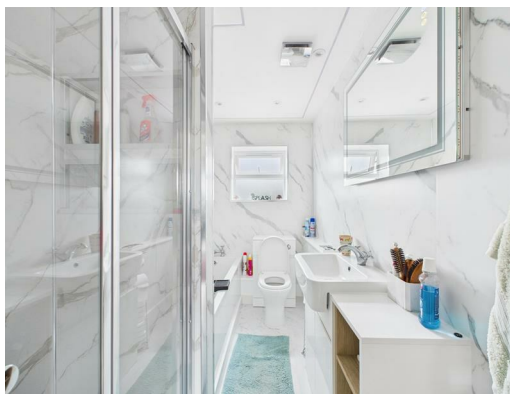
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

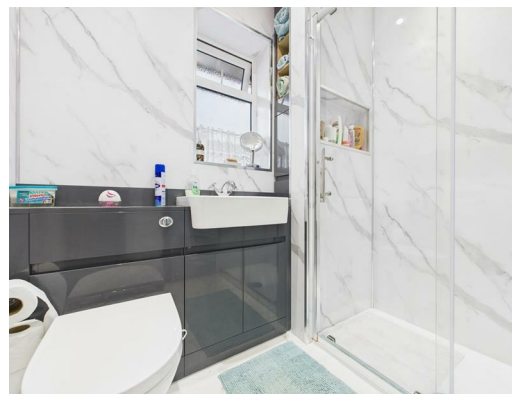






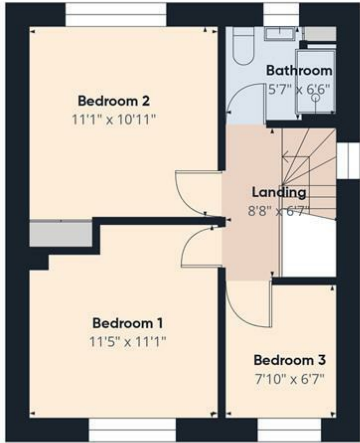








Floor 0



Floor 1

Approximate total area<sup>m</sup>  
841 ft<sup>2</sup>

(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.

GIRAFFE360



# Directions

To get to this property, put LN11 0EZ into your maps. The property will be on your right.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

