

Buy. Sell. Rent. Let.



Newmarket, Louth



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When it comes to  
property it must be

  
lovelle





£122,950



Lovelle Estate Agency are delighted to bring to the market this stunningly presented, move in ready, two bed roomed town house located just a short walk from the market town centre of Louth. The current owners have undergone remedial works throughout as well as cosmetic improvements and alterations to the layout allowing a much more functional two bedroom home. White goods are also included in the sale.

#### Key Features

- Stunningly Presented Town House
- Short Walk From The Town Centre
- Kitchen
- Lounge
- Two Bedrooms
- Shower Room
- EPC rating D
- Tenure: Freehold









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## Location

The centre of the market town of Louth is a two minute walk away, The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service. Excellent schooling nearby.

## Kitchen

8'7" x 10'10" (2.6m x 3.3m)

UPVC double glazed window to the front elevation, access to the property is up three steps and through a uPVC entrance door which opens to the kitchen. The kitchen has been fitted with a range of wall and base units with complementary worksurfaces incorporating a single bowl stainless steel sink unit with drainer and modern brick style tiling to splash areas. Gas and electric cooker points. Plumbing for washing machine and space for under counter fridge. Coving to the ceiling. Wall mounted electric radiator. Hardwood door opening to the rear sheltered courtyard space.

## Lounge

12'7" x 13'6" (3.8m x 4.1m)

This well-proportioned lounge with a shaped recess beneath the staircase benefits from a uPVC double glazed window to the front elevation. Coving to the ceiling. TV aerial and telephone points. Small cupboard housing the electric consumer unit and meters. Enclosed staircase rising to the first floor accommodation. Radiator.

## Landing

Door opening from the top of the stairs to the landing space which provides access to both bedrooms and the shower room. Handy over stair storage cupboard. Access to the loft space via small loft hatch.

## Bedroom One

8'5" x 10'0" (2.6m x 3m)

Accessed via a tri fold rattan door the master bedroom has a UPVC double glazed low sill window to the front elevation. Radiator.

## Bedroom Two

7'1" x 8'4" (2.2m x 2.5m)

Accessed via a double rattan door the second bedroom steps down from the landing. UPVC double glazed window to the front elevation. Radiator. Double louvre doors opening to the storage cupboard which currently houses the gas fired combination boiler.

## Shower Room

5'0" x 6'7" (1.5m x 2m)

Fitted with a three piece suite comprising of a enclosed tiled shower cubicle with wall mounted electric Triton shower, low level WC and wall mounted wash hand basin with stainless steel mixer tap with decorative mosaic style tiling to splash area. Single louvre door opening to the storage cupboard.

## Courtyard

3'7" x 6'4" (1.1m x 1.9m)

To the rear of the house there is a small sheltered concrete-paved yard with a door opening into a useful store with electric light and double power point, together with shelving the current owners house the freezer in this space with ample additional storage.

## Tenure

The tenure of this property is Freehold.

## Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of A.

<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

## How To Make An Offer Cont.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

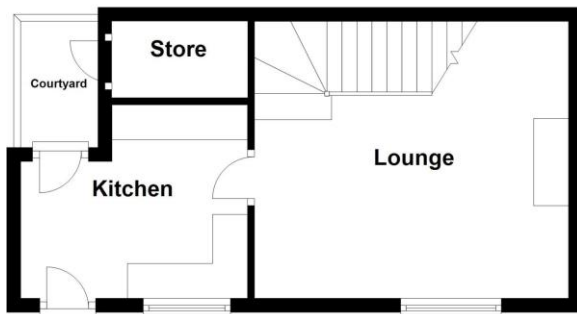
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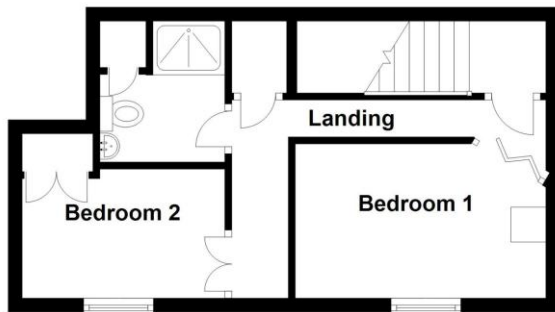
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Ground Floor



First Floor



When it comes to **property**  
it must be

  
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