



**Leakes Row, Louth LN11 0JZ**

**welcome to**

## **Leakes Row, Louth**

\*\*\*ATTENTION FIRST TIME BUYERS OR INVESTORS\*\*\*

2 BEDROOM END-TERRACE PROPERTY WITH DRIVEWAY, GARAGE & GARDEN ONLY A SHORT DISTANCE AWAY FROM AMENITIES ... IN ORDER TO ARRANGE A VIEWING, PLEASE CONTACT 01754 768311

### **Introduction**

We welcome to the market this charming, well presented 2 bedroomed end terraced cottage, nestled down a private, no through road on the outskirts of the Georgian market town of Louth.

The cottage benefits from gas central heating, newly laid downstairs flooring and skirting and a recently tiled bathroom.

The garden has also recently had a new fence and side gate installed, with the garage recently having new guttering and a water butt.

### **Entrance**

Entrance door leads into Lounge:

### **Lounge**

10' 7" x 13' 3" ( 3.23m x 4.04m )

has a window to the front elevation on and a radiator. A door leads into the kitchen:

### **Kitchen**

13' 4" x 9' ( 4.06m x 2.74m )

Comprising of- wall, base and drawer units with worktop space over, integrated oven, hob, extractor

-fan, sink, radiator, window and door to the rear elevation and stairs leading to the first floor.

### **Landing**

has doors leading into the following rooms:

### **Bedroom One**

13' 3" x 8' 3" ( 4.04m x 2.51m )

Has a window, radiator and hanging space for clothes hidden behind a curtain.

### **Bedroom Two**

9' 1" x 6' 7" ( 2.77m x 2.01m )

Has a window, radiator and a storage cupboard.

### **Bathroom**

Has a bath, hand basin, WC, Radiator and an opaque window.

### **External**

Externally the property benefits from a driveway which leads to the garage. The rear also offers lawned area and side access into the garage.

### **Garage**

21' 9" x 10' 3" ( 6.63m x 3.12m )

Has electric, an up and over door to the front and a side door.

### **Agents Note**

this property also benefits from gas central heating.







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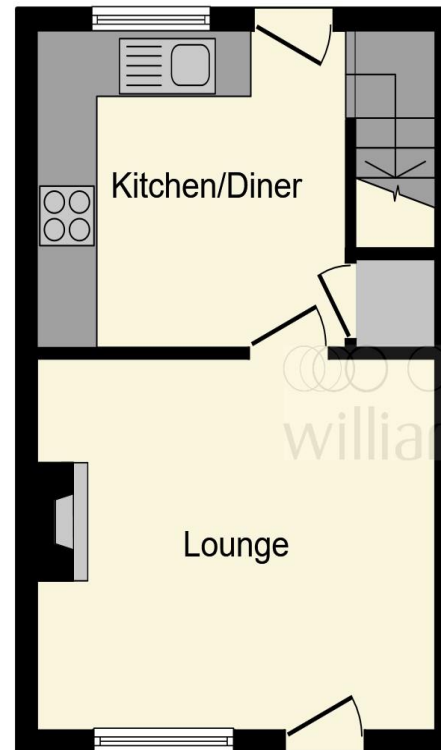
- \*\*\*NOT TO BE MISSED\*\*\*
- END TERRACE PROPERTY
- 2 BEDROOMS
- DRIVEWAY & GARAGE
- REAR GARDEN

Tenure: Freehold EPC Rating: D

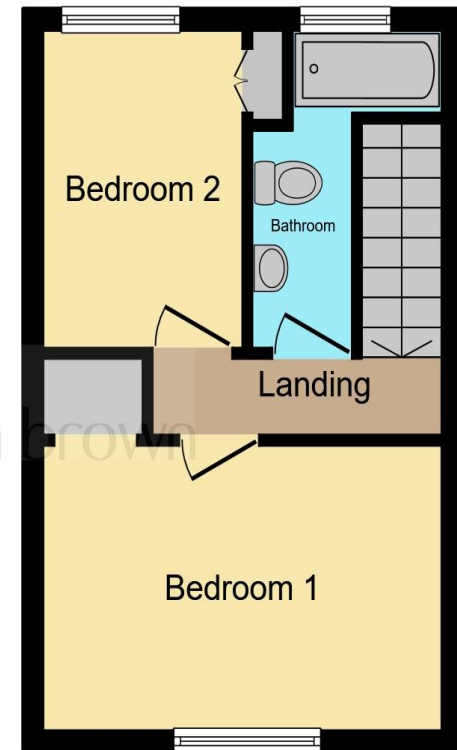
**£165,000**

### directions to this property:

See Multi-map illustration



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
SKG109327 - 0008

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