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## Canal Close, Louth



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When it comes to  
property it must be

  
lovelle





£117,500

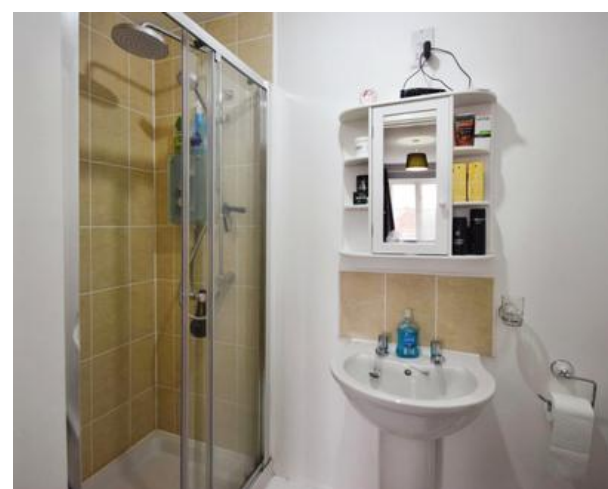
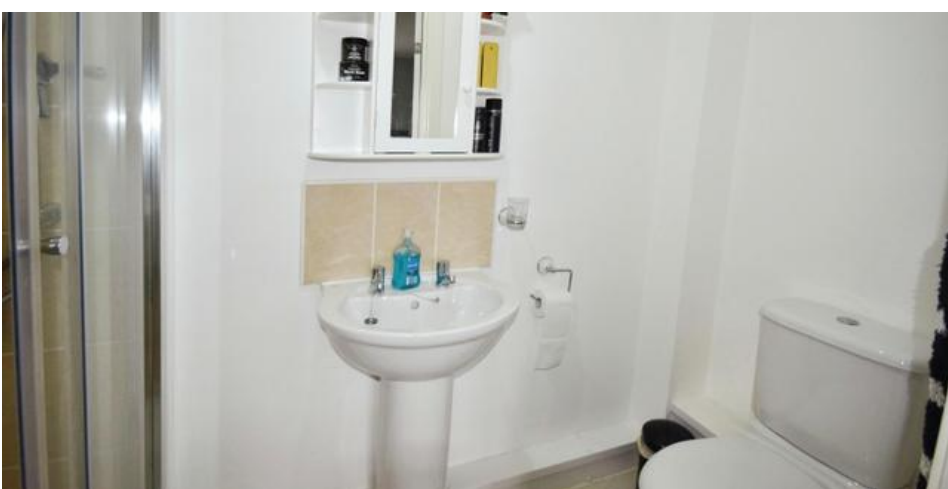


This charming second floor apartment, located in a modern development by Louth Canal Walk, features two bedrooms, a stylish kitchen, a delightful reception room with canal views, and convenient amenities like a garage and dedicated parking, offering a blend of comfort and style in a sought-after location.

#### Key Features

- Modern Apartment Living
- Second Floor Flat
- Lounge With Juliet Balcony
- Kitchen
- Two Bedrooms
- Bathroom & Ensuite
- Well Maintained Communal Areas
- Garage & Parking Space
- Ample Visitor Parking
- Views Over Louth Canal
- EPC rating TBC
- Tenure: Leasehold







Welcome to this charming second floor apartment, now listed for sale! Nestled in a modern development by the enchanting Louth Canal Walk, this neutrally decorated home is ready to welcome its new owners.

Boasting two bedrooms, this property provides ample space. The first bedroom is a generous double, complete with a convenient en-suite for a touch of added luxury. The second bedroom is also a double, offering plenty of room to relax and unwind after a long day.

The kitchen is fitted with modern appliances and is open through to the delightful reception room. Here, you can enjoy the stunning views over Louth Canal from your very own Juliet balcony.

The property also offers a rare opportunity to acquire an apartment with a garage and dedicated parking spot, adding to the convenience of this delightful home.

In essence, this property offers a blend of comfort and style in a sought-after location. It's the perfect place to create beautiful memories. Don't miss out on this unique opportunity to make this lovely flat your new home.

### Communal Entrance

Front door with security system opens to spacious communal hall with stairs to the second floor to No 5. Communal key pad door leading to the bin store and bike storage area.

### Entrance Hall

Entrance door from the communal area into the apartment with intercom telephone system. Wall mounted electric consumer unit. Telephone point. Electric radiator. Doors leading to the lounge, bedrooms and bathroom.

### Lounge

11'1" x 12'1" (3.4m x 3.7m)

French style doors with matching side panels opening onto a Juliet balcony and enjoying views along the canal. TV aerial points. Built in storage cupboard housing the hot water cylinder Electric radiator. Open arch leading to the breakfast kitchen.

### Kitchen

5'1" x 14'1" (1.5m x 4.3m)

Double glazed window overlooking the canal. Fitted with a modern range of wall and base units with complementary wood effect work surfaces and up stands incorporating a stainless steel sink unit with drainer and mixer tap. Built in electric fan oven, four ring hob and stainless steel chimney style extractor over. Plumbing for a washing machine. Additional wall to wall base and wall units adding a generous amount of extra storage. Extractor fan.

### Bedroom One

8'0" x 13'1" (2.4m x 4m)

Double glazed window overlooking the canal. TV aerial point and electric radiator. Door leading to the en suite shower room.

### En-Suite Shower Room

3'1" x 8'0" (0.9m x 2.4m)

Fitted with a modern three piece suite comprising double shower cubicle with glass sliding door and electric Mira shower over with rainfall effect head and additional handheld attachment. Pedestal wash hand basin and close coupled dual flush WC. Attractive tiling to the splash areas. Heated towel rail. Wall mounted storage cabinet. Extractor fan and electric shaving point.

### Bedroom Two

7'1" x 10'0" (2.2m x 3m)

Double glazed window over looking the canal. Electric radiator.

## Bathroom

6'12" x 5'1" (2.1m x 1.5m)

Fitted with a modern white three piece suite comprising panelled bath, pedestal wash hand basin and close coupled dual flush WC. Attractive tiling to the splash areas. Heated towel rail. Wall mounted storage cabinet. Extractor fan and electric shaving point.

## Outside

The property has a single garage located on the ground floor of the building together with a designated parking space. The garage benefits from an up and over door with power and light. The car park also offers plenty of visitor parking spaces.

## Tenure

The tenure of this property is Leasehold with a lease tenure running for 125 years from 2012.

## Services

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

## 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/>

## Viewings

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.

## Mortgage Advice

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. 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

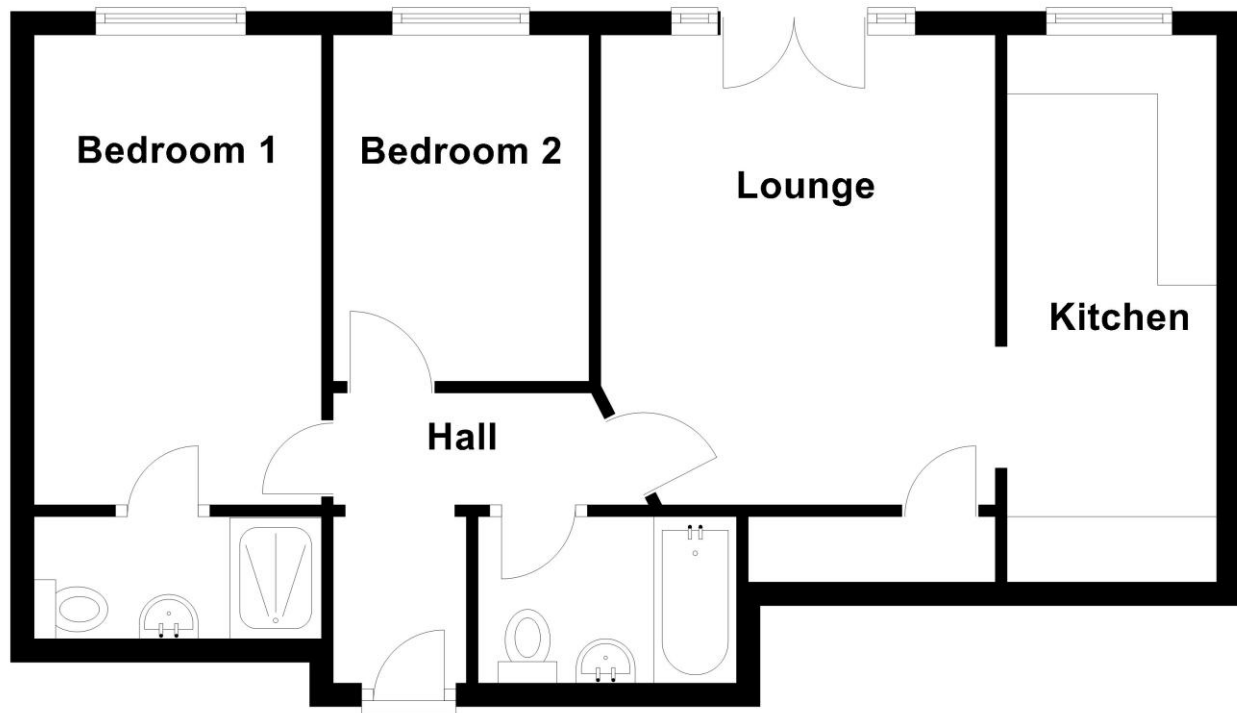
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## Ground Floor



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