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Trinity Lane, Louth



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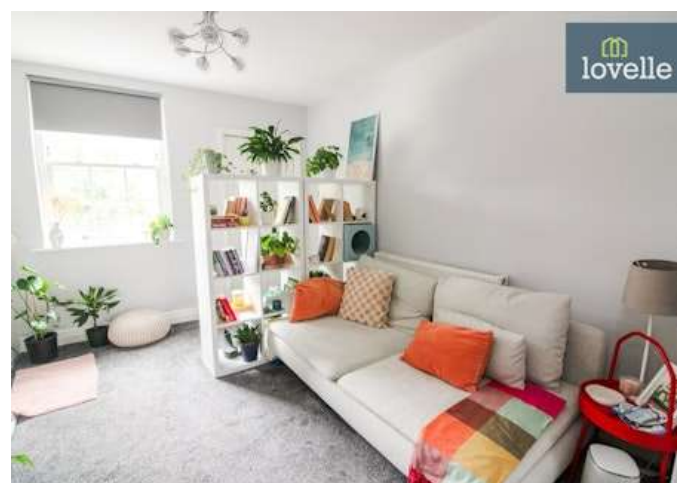


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When it comes to  
property it must be

  
lovelle





£139,995



Lovelle Estate Agency are delighted to bring to the market this well presented two bedroom cottage located just a short walk from the market town centre of Louth. This period home benefits from uPVC double glazed windows throughout as well as off road parking to the rear. No Onward Chain.

#### Key Features

- Attractive Cottage
- Short Walk from Town Centre
- Lounge
- Stunning Kitchen
- Utility Room
- Modern Bathroom
- EPC rating D
- Tenure: Freehold







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### Lounge

12'0" x 11'0" (3.7m x 3.4m)

UPVC bespoke double glazed sash window in keeping with the period of the property and area and hardwood entrance door to the front elevation. Cupboard housing the gas and electric meter as well as the electric consumer unit. TV aerial point. Radiator. Open through to the kitchen diner.

### Kitchen Diner

15'0" x 10'0" (4.6m x 3m)

UPVC double glazed window to the rear elevation. Fitted with a range of stunning matte grey finish wall and base units with complementary worksurfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Built in Beko electric fan oven with four ring gas hob and stainless steel chimney style extractor over. Attractive white brick style tiling to splash areas. Wall mounted gas fired central heating boiler. Spindle and balustrade staircase rising to the first floor accommodation. Radiator. Open through to utility room.

### Utility Room

6'0" x 5'0" (1.8m x 1.5m)

UPVC entrance door to the side elevation leading to the rear garden. Fitted worktop with wall units matching those of the kitchen. Plumbing and space for washing machine, dishwasher and fridge freezer. Door leading to the bathroom.

### Bathroom

7'1" x 4'0" (2.2m x 1.2m)

UPVC double glazed window to the side elevation. Fitted with a modern three piece suite comprising of a panelled bath with stainless steel waterfall effect mixer tap and mains shower attachment, vanity wash hand basin with stainless steel waterfall effect mixer tap and storage below and close coupled dual flush WC. Modern tiling to splash areas. Extractor fan. Radiator.

### Landing

Access to the loft space via the loft hatch. Doors leading to both bedrooms.

### Bedroom One

11'1" x 11'0" (3.4m x 3.4m)

UPVC bespoke double glazed sash window to the front elevation in keeping with the period of the property and area. Radiator.

### Bedroom Two

9'1" x 7'1" (2.8m x 2.2m)

UPVC double glazed window to the rear elevation. Airing cupboard currently housing the hot water cylinder and shelving. Radiator.

## Outside

To the rear of the property is a private garden split into four areas. There is a concrete courtyard space which opens to a timber decked area with steps leading to a lawned section with a garden shed. Timber pedestrian gate which opens to the gravelled parking area at the rear of the property providing off road parking for one vehicle. A combination of high level timber fencing and brick boundary walls make up the perimeters. Outside tap and external lighting.

## 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/>

## 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.

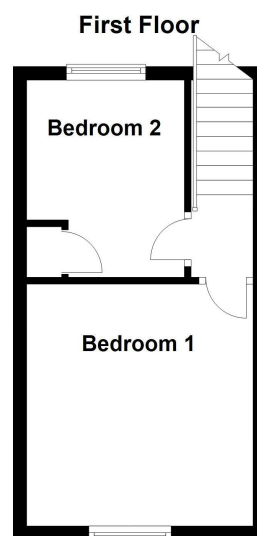
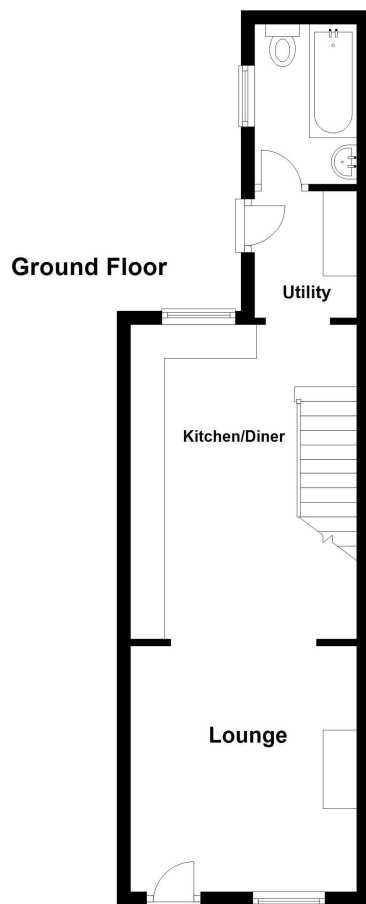
## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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