



# CHOICE PROPERTIES

*Estate Agents*

5 Churchill Close,  
Louth, LN11 7RF

Price £99,950



Choice Properties are delighted to bring to the market this beautifully presented two bedroom first floor flat, situated in the sought after village of North Somercotes, just a stones throw away from the town and local amenities. The property further benefits from modern open plan living, parking spaces and is being offered with no onward chain. Early viewing is highly advised!

With the added benefit of a 999 year lease granted on 6th April 1988, this well laid out and abundantly ight accommodation comprises:-

### **Hallway**

Staircase leading down to the front entrance door, built in storage cupboard.

### **Kitchen/Reception room**

9'5" x 24'1"

Fitted with a modern range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral cooker, space for fridge/freezer, plumbing for a washing machine, TV Aerial point, telephone point, electric storage heater, uPVC double glazed window.

### **Bedroom 1**

7'2" x 13'2"

With uPVC double glazed window, electric storage heater.

### **Bedroom 2**

8'5" x 9'0"

With uPVC double glazed window, electric storage heater.

### **Bathroom**

7'4" x 5'3"

Fitted with a modern three piece suite comprising panelled bath with mains shower attachment over, pedestal wash hand basin with single taps, w.c., mermaid and tiled walls to the splash backs, chrome heated towel rail.

### **Parking**

Paved parking spaces.

### **Tenure**

Leasehold.

### **Council tax band**

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 A.

### **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.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

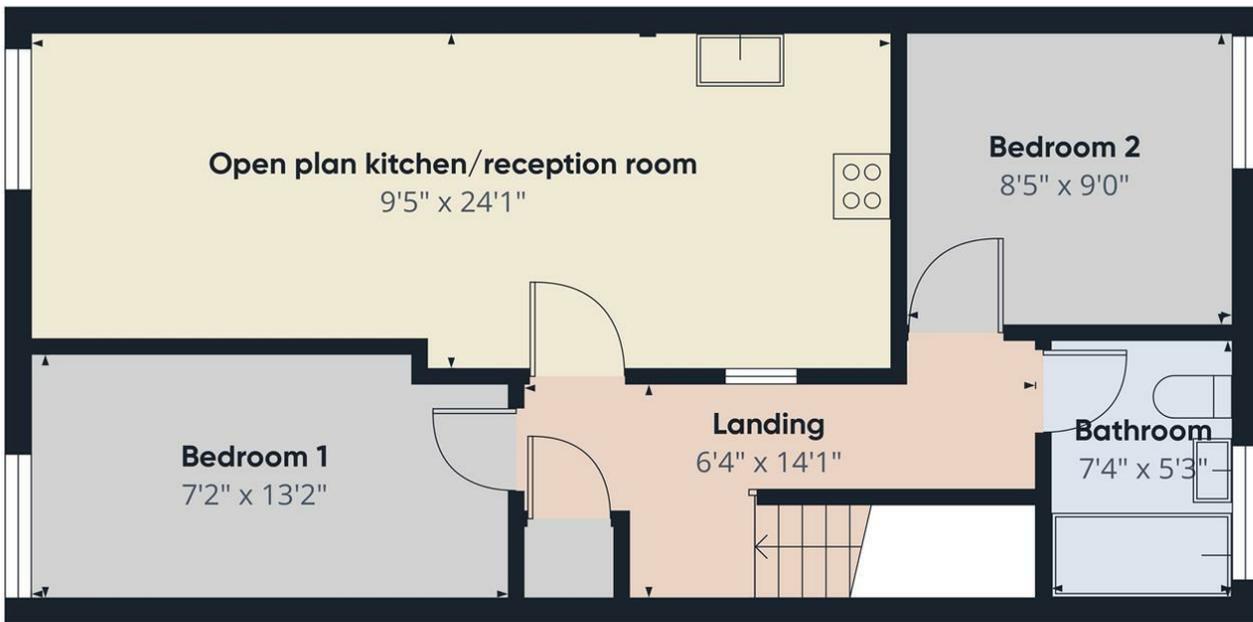
Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.







Approximate total area<sup>(1)</sup>  
494 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.

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# Directions

Exit Louth via Eastfield Road and continue for 3.5 miles then turn left onto Marsh Lane. Continue on this road for 4.5 miles then turn left at the T-Junction. Continue on this road until the next T-Junction and turn right onto Keeling Street. Continue for 600m then turn left onto Churchill Road. Number 5 can then be found on the right hand side just a short way down.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

