CHOICE PROPERTIES

Estate Agents

The Firs, 4 Harrington Road, Louth, LN11 8QY

Price £210,000

Nestled in the charming village of Brinkhill, Louth, this delightful end-terrace house on Harrington Road offers a perfect blend of comfort and scenic beauty. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

One of the standout features of this home is its large driveway, providing ample parking for multiple vehicles. The property boasts open views, allowing residents to enjoy the tranquil countryside right from their doorstep.

In summary, this end-terrace house on Harrington Road is a wonderful choice for anyone seeking a spacious and serene living environment in the picturesque setting of Brinkhill.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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With the additional benefit of UPVC double glazing and oil fired central heating the spacious internal living accommodation comprises:-

Front Entrance Door to:

Entrance Hall
Staircase to the first floor landing. Radiator.

Lounge/Diner
Electric wall mounted fire. 2 radiators. Thermostat control for the central heating. Double opening doors leading out to the rear garden.

Kitchen
Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Part tiled walls. Tiled floor. Plumbing for washing machine. Oil boiler which supplies the central heating and hot water. Radiator. Electric consumer unit.

Landing

Bedroom 1
Radiator. Airing cupboard housing the hot water cylinder with immersion heater. Programmer controls for the central heating. Fitted storage cupboard. Access to the loft space.

Bedroom 2
Radiator.

Bedroom 3
Radiator. Fitted storage cupboard.

Bathroom
With three piece white suite which consists of a panelled bath with shower screen and mixer shower, wash hand basin and w.c. Part tiled walls. Extractor fan. Chrome heated towel rail.

Driveway
Spacious driveway with parking for several vehicles.

Gardens
Lawned gardens with a timber decked area. Open views to the side.

Tenure
Freehold

Council Tax
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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, LN13 9AE. Tel 01507 462277.

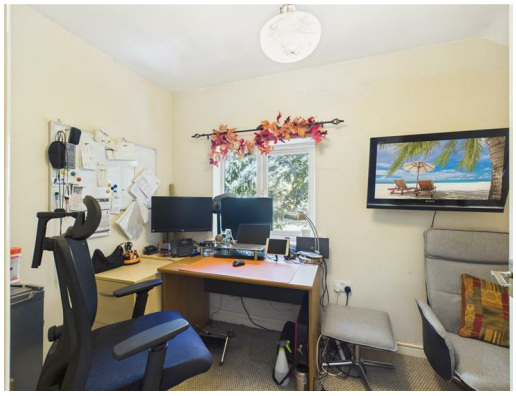
Opening Hours

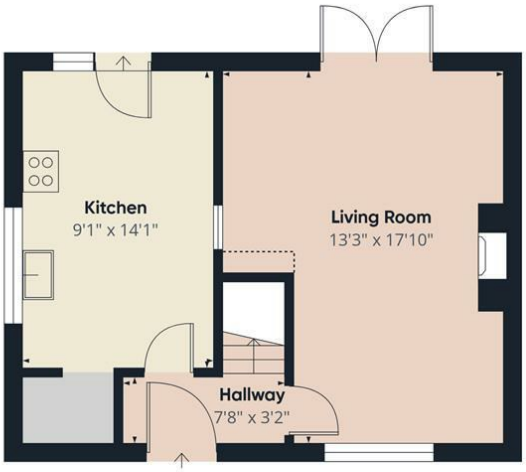
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

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.





Floor 0

Floor 1

Approximate total area(1)

759 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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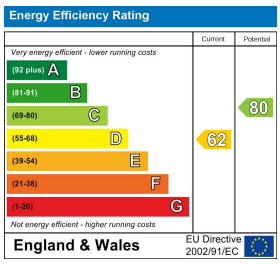
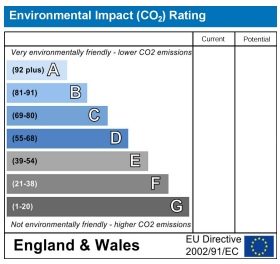
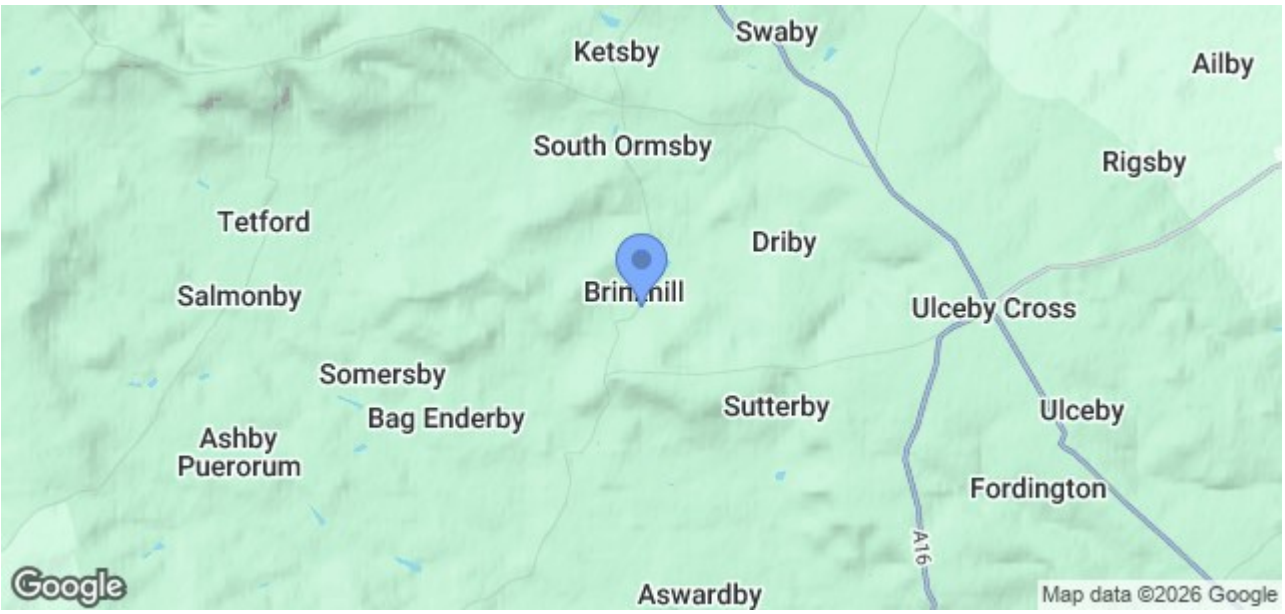
Directions

Please use the postcode LN11 8QY on your sat-nav.