



# CHOICE PROPERTIES

*Estate Agents*

13 Charles Street,  
Louth, LN11 0LB

Reduced To £125,000



Choice Properties are delighted to bring to market this charming three bedroom end of terrace town house situated on Charles Street located in the thriving market town of Louth. Large windows throughout the property create bright and airy internal rooms which include a kitchen, two reception rooms, three bedrooms, and a family bathroom. To the exterior, the property boasts a front and rear garden and an outdoor workshop space. With No Onward Chain, Early Viewing is Highly Advised.

With the added benefit of having no onward chain and uPVC double glazing throughout, the generously proportioned internal living accommodation comprises:-

### **Living Room**

11'2 x 16'0

With uPVC entrance door. Electric fireplace with stone hearth and surround. Power points. Tv aerial point. Telephone point. Large uPVC window to front aspect. Internal door to sitting room.

### **Sitting Room**

14'1 x 10'1

Staircase leading to first floor landing. Recess under stairs. Log burner with stone hearth. Fitted storage cupboard housing consumer unit. uPVC window to rear aspect. Power points. Door to kitchen.

### **Kitchen**

6'1 x 15'2

Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with single taps and drainer. Space for range cooker. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Tiled walls. Tiled flooring. Power points. uPVC window to side aspect. Door to rear hallway.

### **Rear Hallway**

6'5 x 3'9

External uPVC door leading to garden. Tiled flooring. Door to bathroom.

### **Bathroom**

6'4 x 10'4

Fitted with a four piece suite comprising of a panelled bath with single taps, a shower cubicle with electric shower, pedestal wash hand basin with single taps, and a low level wc. Tiled flooring. Extractor. Storage cupboard housing the hot water tank. Frosted uPVC window to side aspect.

### **Landing**

5'6 x 10'1

Internal doors to all first floor rooms. Access to boarded loft room via loft hatch with pull down loft ladder. Power points.

### **Bedroom 1**

13'7 x 10'9

Double bedroom with large uPVC window to front aspect. Power points.

### **Bedroom 2**

8'6 x 8'5

With uPVC window to rear aspect. Power points.

### **Bedroom 3**

6'2 x 15'3

With uPVC window to side aspect. Power points. Telephone point.

### **Outdoor Workshop**

Attached brick built outdoor workshop space fitted with power and lighting. The workshop is separated into three areas and provides an ideal space for a range of tasks or simply as extra storage.

## **Gardens**

The property benefits from both a front and rear garden. The rear garden is fully enclosed with walls to the perimeter. The rear garden is also completely block paved for ease of maintenance. The front garden is predominately laid to lawn and benefits from being lined with a variety of plants and shrubs which add life and colour to the garden space. The front garden is also enclosed with a mix of fencing and walls to the perimeter. There is also a small patio area immediately in front of the entrance door.

## **Tenure**

Freehold.

## **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.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00am to 5.00pm  
Saturday 9.00am - 3.00pm

## **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. 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

Approximate total area<sup>(1)</sup>  
884 ft<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE360



# Directions

From St James Church head North along Grimsby Road for 250m then turn right onto High Holme Road. Continue straight on this road for 450m then turn right onto Hawthorne Ave. Continue to the T Junction then turn left onto Charles Street. Continue for 100m and you will see a passageway on you left hand side, continue to the end of this passageway and you will find the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	72
		45

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		
(55-60) 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	

