



CHOICE PROPERTIES

Estate Agents

9-9a High Holme Road,
Louth, LN11 0EX

Price £249,950



Choice Properties is proud to present this exceptional investment opportunity in the highly sought-after market town of Louth. The property has been carefully converted into two spacious, self-contained flats, each offering generous living areas and appealing character features. Conveniently located close to schools, the hospital, and local amenities, this versatile property represents an excellent opportunity for investors or those seeking a high-quality, income-generating home in a desirable location.

The generously proportioned accommodation has been thoughtfully divided into two self-contained flats, each offering spacious living areas and versatile layouts, comprising of :-

Entrance (Top Flat)

4'11" x 19'8"

The entrance hallway to the upper flat is spacious with high ceilings and retains many original character features, including tiled flooring and decorative coving. It provides access to the reception room and staircase to the flat.

Reception Room (Top Flat)

13'11" x 13'0"

The main reception room for the upper flat is accessed from the entrance hallway and is neutrally decorated throughout. It features a large original bay window, decorative coving, and a character fireplace.

Landing (Top Flat)

5'9" x 11'3"

The landing for the upper flat is neutrally decorated and features a character handrail. A skylight provides natural light, and the landing leads to the remaining rooms within the flat.

Bedroom 1 (Top Flat)

16'9" x 13'1"

Very spacious master bedroom, neutrally decorated with warm-toned walls and grey carpeting, featuring a large window and radiator.

Bedroom 2 (Top Flat)

12'6" x 13'0"

Well-proportioned double bedroom featuring a window and radiator, with the added benefit of a built-in storage cupboard and a closed fireplace, offering character and practical storage.

Bedroom 3 (Top Flat)

10'7" x 8'0"

Neutrally decorated bedroom featuring a window and radiator. Ideal as a single bedroom, home office, or additional living space.

Bedroom 4 / Study (Top Flat)

6'5" x 9'5"

Bedroom 4 / Study is a versatile room featuring a window and radiator, suitable for use as a home office, guest bedroom, or additional living space.

Kitchen (Top Flat)

10'8" x 13'8"

The kitchen is well-decorated and offers ample storage within a range of cabinets. It houses a Worcester boiler and features a large window above the sink, space for a fridge/freezer and washing machine, as well as an integrated hob and oven, combining practicality with a bright, welcoming workspace.

Entrance/Exit (Top Flat)

2'11" x 2'8"

Entrance and exit area providing access to the kitchen, Bedroom 3, and the exterior, offering a practical and versatile point of entry and exit.

Bathroom (Top Flat)

6'6" x 5'8"

Bathroom features a three-piece suite, including a shower over the bath, hand wash basin, and WC, with a window and radiator providing natural light, ventilation, and heating.

Entrance (Bottom Flat)

3'8" x 3'9"

Entrance into a small porch area, providing a practical space for removing shoes and outerwear before entering the main living areas.

Kitchen (Bottom Flat)

10'8" x 12'8"

Kitchen with a range of cupboards and drawers, featuring an integrated hob and tiled splashback above the work surfaces. The sink is positioned under a window, and the room includes a radiator and access to the hallway, combining functionality with natural light.

Reception Room (Bottom Flat)

13'0" x 13'0"

Spacious reception room featuring a large window, a closed-off feature fireplace, and decorative coving. Finished with wood flooring, the room combines character with a bright, welcoming atmosphere.

Hallway (Bottom Flat)

2'11" x 6'5"

Two hallways extend from either side of the kitchen. One leads to the reception room, which includes access to under-stairs cupboard space, while the other provides access to the bathroom and bedroom, creating a practical and well-connected layout.

Bathroom (Bottom Flat)

7'4" x 6'3"

The bathroom features a modern three-piece suite, including a standalone shower, WC, and hand wash basin, complete with storage, a window, and a radiator, combining style and practicality.

Bedroom 1 (Bottom Flat)

10'6" x 7'11"

The bedroom is neutrally decorated and features a window and radiator. It also includes under-stair storage, ideal for clothes or additional storage needs.

Outdoor Shed

8'9" x 8'9"

Brick-built outdoor storage accessed from the back garden, featuring two skylights that provide natural light, offering a practical and secure space for tools, equipment, or general storage.

Gardens

Privately enclosed garden, fully fenced for privacy and security, and neatly laid to lawn with established shrubs, creating an attractive and low-maintenance outdoor space.

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, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

Opening Hours

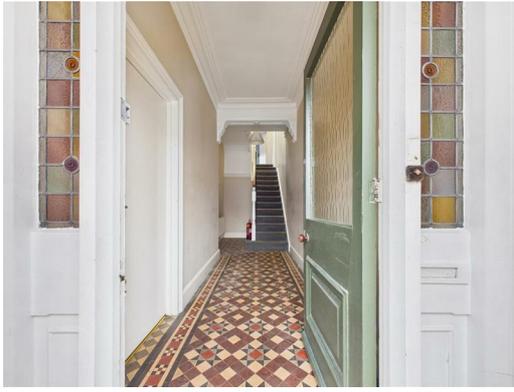
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

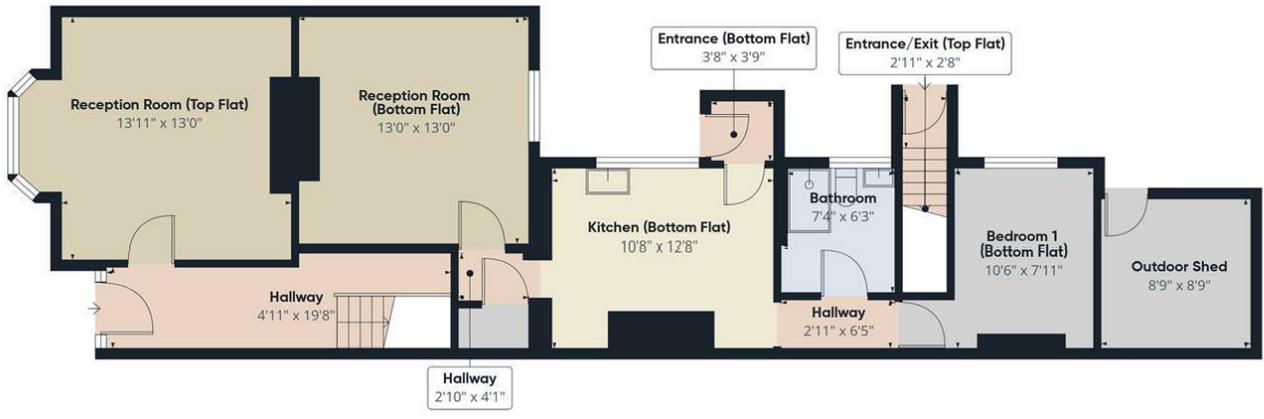
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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⁾
1699 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

From our Choice properties office on Mercer row, head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Continue on Newbridge Hill and then take a left at the next roundabout. Then turn immediately left onto High Holme Road. Continue down High Holme Road and 9-9a High Holme Road can be found on your right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-60) D			(55-60) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

