



# CHOICE PROPERTIES

*Estate Agents*

94 Kidgate,  
Louth, LN11 9BX

Reduced To £329,999



Choice Properties are delighted to bring to market this impressive four bedroom semi-detached town house situated on Kidgate located in the heart of the thriving market town of Louth. The charming residence is full of character and has been refurbished to a high specification and features grand rooms throughout including two reception rooms, kitchen, utility room, downstairs wc, four bedrooms, and a family bathroom. To the exterior, the property features a well proportioned fully enclosed rear garden. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating throughout, the generously proportioned and beautifully presented internal living accommodation comprises:-

### **Hallway**

5'6 x 22'7

With hardwood entrance door leading from entrance porch. Staircase leading to first floor landing. Under stairs storage cupboard. Tiled flooring. Radiator. Box unit housing the consumer unit and meters.

### **Living Room**

12'11 x 12'5

Spacious living room with feature fireplace with brick surround. Large bay window to front aspect. Radiator. Power points. Tv aerial point.

### **Sitting Room**

11'9 x 12'2

Fitted with a brick built fireplace with tiled hearth. Large window to rear aspect. Hardwood flooring. Fitted bookcases. Radiator. Power points.

### **Kitchen**

11'2 x 17'3

Impressive contemporary kitchen with large island unit with integrated one and a half bowl sink with chrome mixer tap and drainer. The island unit also incorporates a breakfast bar as well as various storage spaces. Four ring induction hob with extractor hood over. Full integrated appliances including a fridge/freezer, oven, wine cooler, microwave, warming drawer, and dishwasher. Wall and base units with tri-stone work surfaces over with integrated waste disposal. Part tiled walls. Spot lighting. Radiator. Power points. Two windows to side aspect. Integrated black board. Tv aerial point.

### **Utility Room**

6'11 x 9'3

Fitted with shelving and work surfaces. 'Ideal' gas combination boiler. Plumbing for washing machine. Radiator. External door to garden. Radiator. Power points.

### **Downstairs WC**

3'4 x 5'7

Fitted with push flush wc and a wall mounted wash hand basin with metro tiled splashback and chrome mixer tap. Radiator. Frosted window to side aspect.

### **Landing**

5'6 x 34'7

Winged landing with access to the loft via two loft hatches. Internal hardwood doors to all first floor rooms. Radiator. Power points. Stained glass sky light.

### **Bedroom 1**

14'0 x 12'8

Large double bedroom with feature fireplace. Radiator. Power points. Tv aerial point. Large window to rear aspect. Door to en-suite shower room.

### **Ensuite Shower Room**

7'8 x 5'9

Fitted with a three piece suite comprising of a large walk in shower with traditional and rainfall shower attachment, a back to wall wc, and a wash hand basin set over vanity unit. Spot lighting. Extractor. Heated towel rail. Part tiled walls. Window to side aspect. Electric shaver point.

### **Bedroom 2**

12'5 x 12'5

Double bedroom with window to front aspect. Feature fireplace. Radiator. Power points. Tv aerial point.

### **Bedroom 3**

10'11 x 8'10

Double bedroom with window to rear aspect. Radiator. Power points.

## **Bedroom 4**

6'11 x 8'9

Single bedroom currently used as an office space. Window to front aspect. Radiator. Power points.

## **Bathroom**

7'8 x 11'4

Large bathroom fitted with a four piece suite comprised of a large freestanding double ended bath with chrome mixer tap, a shower cubicle with a traditional and rainfall shower attachment, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Part tiled walls. Heated towel rail. Electric shaver points. Spot lighting. Back lit smart mirror. Window to side aspect.

## **Gardens**

The property benefits from a part paved, part laid to lawn rear garden which is fully enclosed with fencing to the perimeter. The rear garden features a couple of brick built outbuildings which provide outdoor storage space. The property further benefits from being south facing allowing the garden space to enjoy the sun all day long. The rear garden also features a paved BBQ area which provides the perfect spot for outdoor seating and entertaining guests. The rear garden can also be accessed directly from the front of the property via a timber access gate that leads down an alleyway to the front of property. The residence also features a small laid to lawn garden to the front that is lined with various plants.

## **Tenure**

Freehold.

## **Parking**

The property currently holds planning permission for the front garden to be converted in to a driveway. Planning reference - N/105/01690/24.

## **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 B.

## **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.

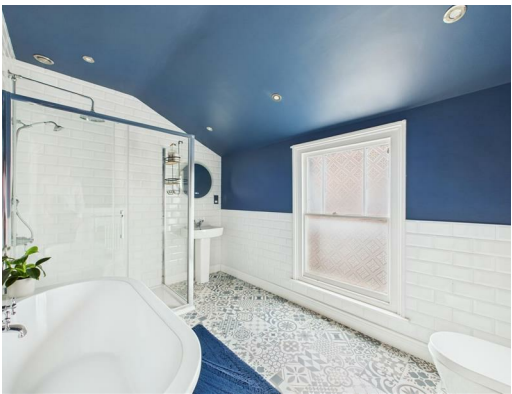
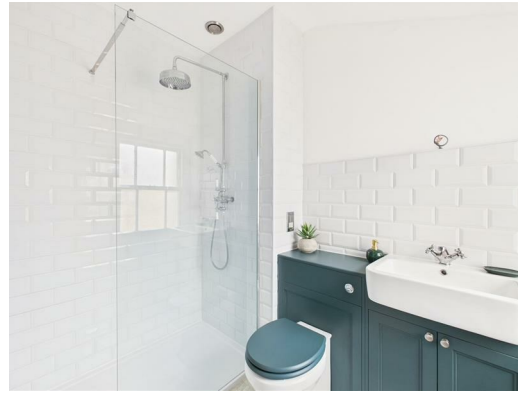
## **Making An Offer**

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.









Approximate total area<sup>m</sup>  
1427 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

From our Louth office walk east along Mercer Row, bear right onto Queen Street and take your first right onto Aswell Street. Walk along Aswell Street until you reach the crossroads then turn right onto Kidgate. Continue along this road for a short while and then you will find the property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-60) D			60
(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			
(55-60) 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	

