



# CHOICE PROPERTIES

*Estate Agents*

43 Victoria Road,  
Louth, LN11 0BU

Price £300,000



It is a pleasure for Choice Properties to bring to market this stunning three bedroom mid terraced house situated on Victoria Road located in the heart of the thriving market town of Louth. The property benefits from being finished to a high specification and boasts contemporary internal rooms including three bedrooms, a kitchen, two reception rooms, a bathroom, a utility room, and a downstairs wc. To the exterior, a property features a surprisingly spacious fully enclosed garden and a variety of outbuildings. Early Viewing Is Highly Advised.

With the additional benefit of a full rewire to current regulations, gas fired central heating, and uPVC double glazing throughout, the recently refurbished and immaculately presented internal living accommodation comprises:-

### **Hallway**

23'4 x 5'10

With composite entrance door. Consumer unit and electric meters in box unit. Staircase leading to first floor landing. Under stairs storage cupboard. Radiator. Power points. Internal hardwood doors to the majority of ground floor rooms.

### **Living Room**

14'0 x 13'2

Large living area with impressive walk in bay uPVC window to front aspect. Radiator. Power points. Two feature arch storage recesses. Opening to sitting room.

### **Sitting Room**

13'4 x 12'10

Spacious sitting area fitted with an impressive feature fireplace. French uPVC doors leading to patio. Power points. Vertical radiator.

### **Kitchen**

17'6 x 10'6

Impressive contemporary kitchen fitted with a range of wall, base, and drawer units with quartz work surfaces over. Impressive large island unit fitted with a wine cooler, breakfast bar, and power points. 'AEG' induction hob with slanted extractor hood over. One and a half bowl sink with matte black mixer tap with instant boiling water and drainer. Integral eye level oven. Integral microwave. Space for fridge freezer. Integral dishwasher. Two vertical radiators. Spot lighting. Impressive folding doors, stretching across the entire side aspect, leading to the patio. Tv aerial point. Feature exposed brick walls to one side. Internal door leading to utility room.

### **Utility Room**

7'8 x 4'10

Fitted with work surfaces and fitted shelving. Modern 'ideal' gas combi boiler. Plumbing for washing machine. External hardwood door leading to rear garden. Internal door to downstairs wc. Radiator. Power points.

### **WC**

7'8 x 2'8

Fitted with a push flush wc and a pedestal wash hand basin with chrome mixer tap. Fitted shelving.

### **Landing**

12'5 x 5'9

With internal hardwood doors to all first floor rooms. Power points. Radiator. Access to loft via loft hatch.

### **Bedroom 1**

13'4 x 11'11

Spacious double bedroom with large uPVC window to rear aspect providing views of St. James' Church. Power points. Small storage cupboard.

### **Bedroom 2**

13'11 x 12'9

Spacious double bedroom with uPVC window to front aspect. Power points. Feature former fireplace with mosaic tiling.

### **Bedroom 3**

9'5 x 5'8

Smaller bedroom with a uPVC window to front aspect. Power points.

## **Bathroom**

11'8 x 10'8

Fitted with a four piece suite comprising of a free standing ceramic bath with chrome mixer tap and shower attachment, a double sided opening walk in shower with rainfall and traditional shower attachment, a wash hand basin with marble surround set over vanity unit with a chrome mixer tap, and a chain pull flush wc. Frosted uPVC window to side aspect. Chrome heated towel rail. Spot lighting. Electric shaver points. Extractor.

## **Garden**

The property benefits from garden space to both the front and the rear of the property. The front garden is enclosed with fencing to the perimeter and is lined with various plants. The front garden is predominantly gravelled for ease of maintenance but features a centre piece which is home to a variety of shrubs which and life and colour to the space. The garden is split into different sections, the first section immediately behind the property is a patio space which has been recently installed. This space provides an ideal area for outdoor seating and entertaining guests. Beyond this is a courtyard area which is where the outbuildings can be accessed from. Also found in the courtyard space is a gateway that leads to additional secret garden that is full of mature plants, trees, and shrubs. The residence further benefits from outdoor power sockets to both the front and rear of the property.

## **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 B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

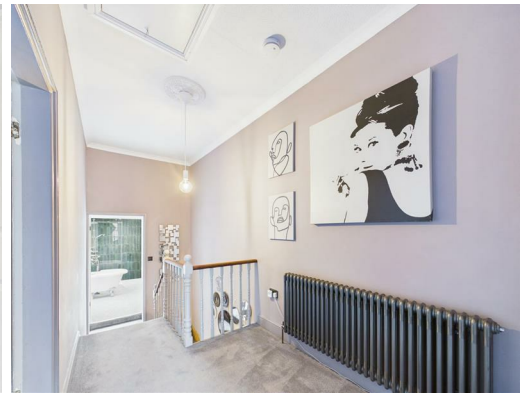
## **Making An Offer**

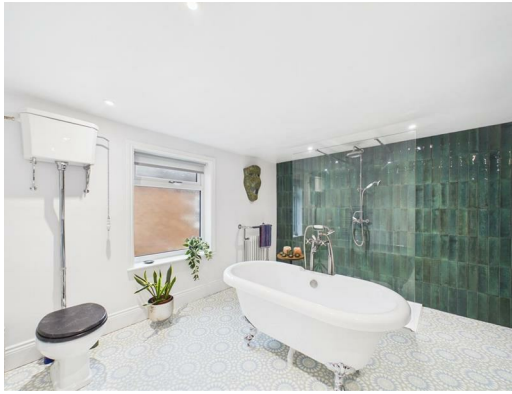
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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



Floor 1



Approximate total area<sup>m</sup>  
1354 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, head East along Eastgate for 1km then turn right onto Commercial Road. Continue to the crossroads where you head straight on onto Victoria Road. Continue on this road for 250m and you will find the property on your left hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		EU Directive 2002/91/EC

Energy Efficiency Rating		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		EU Directive 2002/91/EC

