



CHOICE PROPERTIES

Estate Agents

63 Aswell Street,
Louth, LN11 9HW

Reduced To £170,000



Choice Properties are proud to offer for sale this well-presented and highly convenient property, ideally positioned within easy walking distance of Louth town centre, placing a wide range of shops, amenities, and facilities right on your doorstep. The accommodation is well-proportioned throughout, offering a versatile layout suitable for a variety of buyers, and further benefits from a full rewire completed in 2017. Further benefiting from permit parking on the road, this is a fantastic opportunity in a sought-after and accessible location.

Offering well-proportioned accommodation throughout and a practical, desirable layout, the bright and well-presented home, benefiting from solar panels, comprises:-

Living Room

127" x 11'10"

You enter the property into the living room, which benefits from tall ceilings and an abundance of natural light from the large character bay window at the front of the property. The room is neutrally decorated with white walls and grey carpeting, and features a working multi-fuel log burner as an attractive focal point.

Dining Room

13'1" x 12'6"

The dining room is bright and airy and continues the tall ceilings found throughout the property. Benefiting from a window overlooking the rear garden, the room features ceramic wood-style tiled flooring, neutral walls, a radiator, and a useful built-in storage cupboard with shelving.

Kitchen

6'7" x 10'9"

The kitchen benefits from tiled walls and flooring for easy maintenance and is designed in a practical galley style layout. Offering multiple wall and base units for storage, the room also features a sink beneath the kitchen window, multiple socket points, and space for a cooker and washing machine.

Pantry

3'7" x 6'4"

The pantry offers space for a fridge freezer and benefits from shelving around the upper part of the room, providing useful additional storage. A frosted window also allows for natural light.

Landing

7'0" x 9'3"

The landing is neutrally decorated with beige carpeting and cream walls, and provides access to all three bedrooms, the bathroom, and the fully-boarded loft.

Bedroom 1

8'7" x 13'3"

Bedroom One is located at the front of the property and is finished with beige carpeting. The room benefits from a window allowing natural light and offers plenty of space for a double bed along with additional furniture. There is also a radiator.

Bedroom 2

9'4" x 10'11"

Bedroom Two is positioned at the rear of the property and is decorated with cream carpets and walls. The room benefits from built-in storage cupboards providing ample storage space, along with multiple double plug sockets, a window, and a radiator.

Bedroom 3

6'11" x 9'10"

Bedroom Three features white walls, a radiator, and a window allowing natural light. The room would make an ideal single bedroom, nursery, or home office.

Bathroom

6'7" x 9'11"

The bathroom comprises a three-piece suite featuring a bath with shower over, a w.c., and a hand wash basin. The room benefits from tiled walls and flooring, a heated towel rail, fitted storage surrounding the sink, and a frosted glass window.

Garden

The courtyard garden offers a high level of privacy and is designed for low maintenance with tiled flooring throughout. It includes bin storage, a coal store, and a small outbuilding providing further storage space. A private side alley also serves the property and offers additional storage with shelving.

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

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

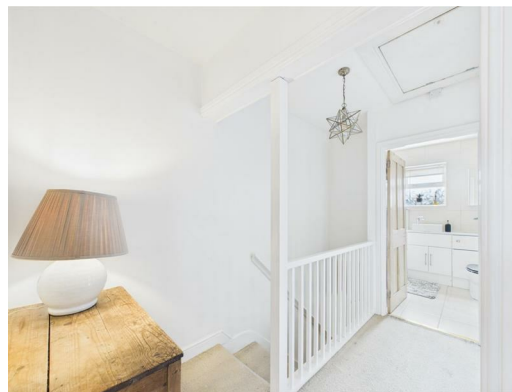
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am to 3.00pm

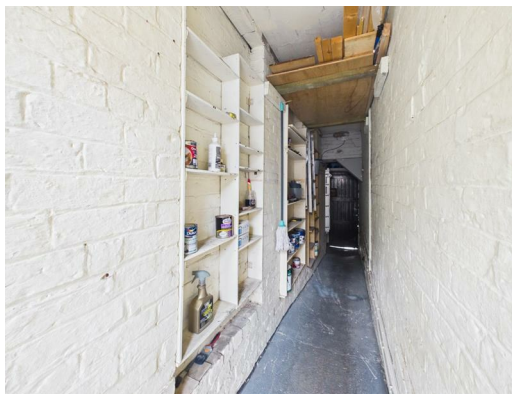
Making An Offer

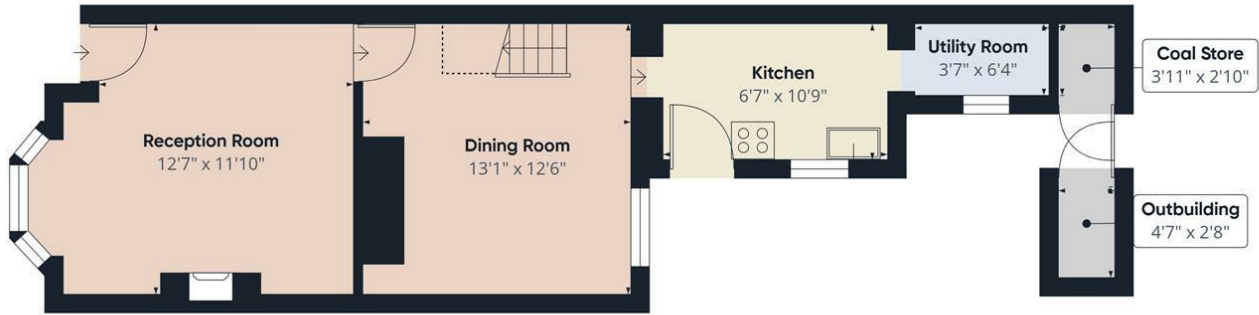
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

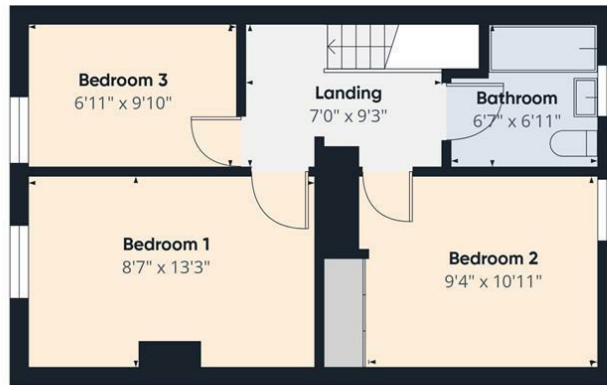
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Floor 0



Floor 1



Approximate total area⁽¹⁾

837 ft²

Reduced headroom

11 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 9HW, this will bring you to Aswell Street. The property is on your left.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

