



CHOICE PROPERTIES

Estate Agents

1 Old Mill Park,
Louth, LN11 0NY

Price £160,000



Choice Properties is proud to offer this beautifully presented family home, located in the historic market town of Louth with its excellent shops, cafes, schools, and weekly markets. The property comprises a spacious reception room, open-plan kitchen, three bedrooms, loft room, and family bathroom, all finished in neutral décor. Outside, there is a low-maintenance rear garden with a covered decking area and a block-paved driveway providing off-road parking for two cars.

A spacious and practical property, offering bright rooms and excellent storage, comprises :-

Entrance

3'0" x 5'9"

The property is entered via a small entrance porch, neutrally decorated and providing a practical entrance space. To the right are built-in storage cupboards with worktop space above.

Hallway

3'11" x 5'10"

The hallway provides access to the reception room and stairs to the first floor. There is a useful storage cupboard along with additional space under the stairs, and the area is fitted with a radiator.

Kitchen

14'8" x 8'11"

The kitchen offers ample storage with a range of base and wall-mounted cabinets. There is an integrated cooker and hob with extractor fan above, along with space for a fridge freezer. A breakfast bar provides additional seating or workspace. The room benefits from a large window and radiator and is open plan with the reception area.

Reception Area

11'5" x 15'1"

A spacious reception room offering ample space for both living and dining areas. The room is neutrally decorated and benefits from two large windows, including a floating bay window, allowing plenty of natural light. There is also a radiator, and the room provides access to both the kitchen and the rear garden.

Landing

9'0" x 6'5"

The landing provides access to all three bedrooms, the family bathroom and stairs leading to the loft room. The space is neutrally decorated with grey carpeting and also provides access to the loft.

Bedroom 1

13'8" x 8'1"

A bright and airy double bedroom featuring a large, floating bay window and a radiator. The room is neutrally decorated with light grey walls and grey carpeting, creating a calm and versatile space.

Bedroom 2

8'9" x 8'1"

A well-proportioned bedroom, neutrally decorated and featuring a window and radiator. There is ample space for a bed and additional furniture, making it a versatile room for either sleeping or working.

Bedroom 3

8'5" x 6'5"

A versatile room, neutrally decorated and featuring a window and radiator. Ideal as a single bedroom or home office.

Bathroom

7'10" x 6'5"

The bathroom features a three-piece suite, comprising a hand wash basin, W.C., and a shower over the bath. It is finished with white tiled walls around the bath and sink, includes a heated towel rail, a window, and a convenient storage cupboard.

Loft Room

12'3" x 14'10"

A very spacious and versatile loft room, ideal as a playroom, office, or additional living space. It benefits from a window allowing natural light and provides access to eaves storage on both sides.

Garden

The rear garden is designed for low-maintenance living, featuring paved areas and a raised, covered decking space with a bar. Enclosed by timber fencing, it includes side access gates leading to the front. The side area is also paved and contains two timber sheds, providing additional storage.

Parking

The front of the property features an open-fronted, block-paved driveway providing off-road parking for two cars. A pathway runs along the side, leading to a timber shed for additional storage.

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 - B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Times

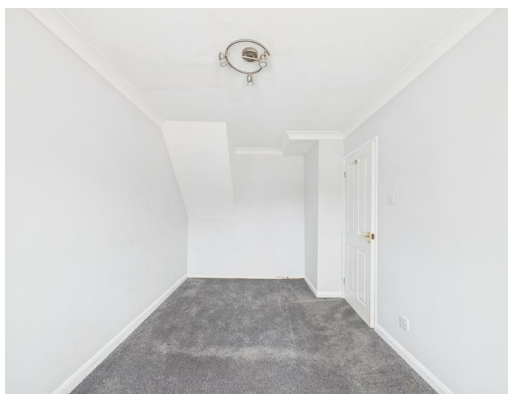
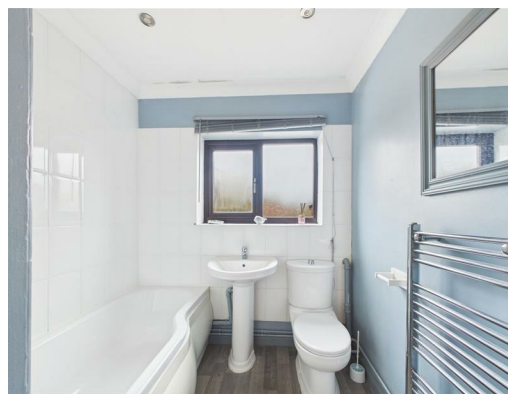
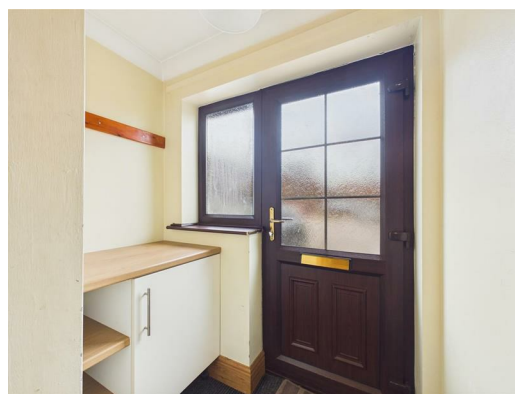
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

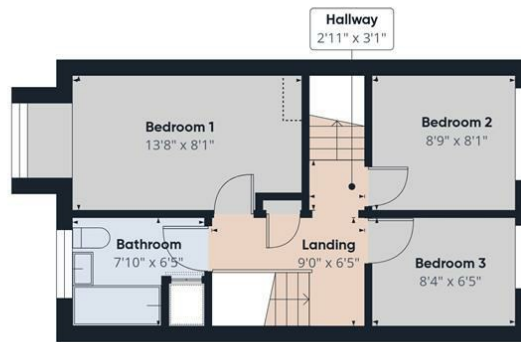
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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.



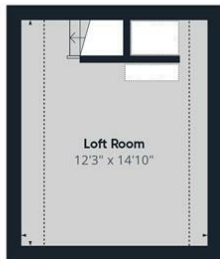




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

929 ft²

Reduced headroom

59 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 enter the postcode, LN11 0NY into your sat-nav. The property will be 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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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		

