



# CHOICE PROPERTIES

## *Estate Agents*

6 Alpha Terrace Queen Street Place,  
Louth, LN11 9BD

Reduced To £215,000



**\*\*With A £10,000 Allowance Towards Deposit\*\***

Choice Properties are delighted to bring to market this modern three bedroom semi detached town house situated on Alpha Terrace in the heart of the thriving market town of Louth. Spread across three storeys, the generously proportioned and abundantly bright internal living accommodation features a contemporary open plan kitchen/living/dining area, three bedrooms (one ensuite), a family bathroom, and a downstairs wc. To the exterior, the property benefits from a fully enclosed courtyard garden and an assigned parking space. With energy efficient installations including an air source heat pump and uPVC double glazing throughout. Early Viewing Is Highly Advised.

With the additional benefit of an air source heat pump and uPVC double glazing throughout, the generously proportioned and contemporary internal living accommodation comprises:-

### **Entrance Hall**

6'5 x 5'8

With large composite entrance door with frosted window to side. Consumer unit. Internal door leading to hallway. Power points. Laminate flooring.

### **Hallway**

Internal doors to all ground floor rooms. Staircase leading to first floor landing. Storage recess under stairs. Inset spot lighting. Laminate flooring. Thermostat.

### **Open Plan Kitchen/Living/Dining Area**

13'6 x 23'3

Fitted with a range of wall, base, and drawer units with work surfaces over. Single bowl sink with mixer tap and drainer. Four ring induction hob with extractor hood and splashback over. Integral oven. Integral dishwasher. Integral fridge freezer. Inset spot lighting. uPVC windows to three aspects. uPVC French door leading to garden. Laminate flooring. Breakfast bar. Power points. Tv aerial point. Telephone point.

### **WC**

2'8 x 5'5

Fitted with a pedestal wash hand basin with single taps and a tiled splash back and a push flush wc. Inset spot lighting. Extractor. Laminate flooring.

### **First Floor Landing**

6'9 x 6'4

Internal doors to all first floor rooms. Inset spot lighting. Staircase leading to second floor landing. Power points.

### **Bedroom 2**

9'10 x 19'0

Large double bedroom with two uPVC windows to front aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 3**

9'10 x 10'6

Double bedroom with two uPVC windows to rear aspect. Airing cupboard housing the hot water cylinder. Radiator. Power points. Tv aerial point.

### **Bathroom**

6'2 x 8'0

Fitted with a three piece suite comprising of a panelled bath with traditional and rainfall shower attachment over, back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Chrome heated towel rail. Part tiled walls. Electric shaver points. Frosted window to rear aspect. Inset spot lighting. Extractor.

### **Second Floor Landing**

3'3 x 6'4

Inset spot lighting. Power points. Velux window. Internal door to master bedroom.

### **Bedroom 1**

15'11 x 15'0

Spacious double bedroom with large uPVC window to side aspect. Radiator. Power points. Tv aerial point.

## **Ensuite Shower Room**

7'6 x 8'0

Fitted with a three piece suite comprised of a fully tiled shower cubicle with traditional and rainfall shower attachment, a pedestal wash hand basin with chrome mixer tap and tiled splashback, and a push flush wc. Chrome heated towel rail. Velux window. Inset spot lighting. Extractor. Electric shaver points.

## **Garden**

The property benefits from an fully enclosed rear courtyard garden. The garden is patioed throughout and has brick walls to the perimeter. The garden is accessible via the French doors in the open plan kitchen/living/dining room and also via a side access gate that leads to The Gatherums. The garden also features outdoor power and is home to the air source heat pump.

## **Parking**

The property benefits from an assigned parking space for one vehicle found to the front 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 - C.

## **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.

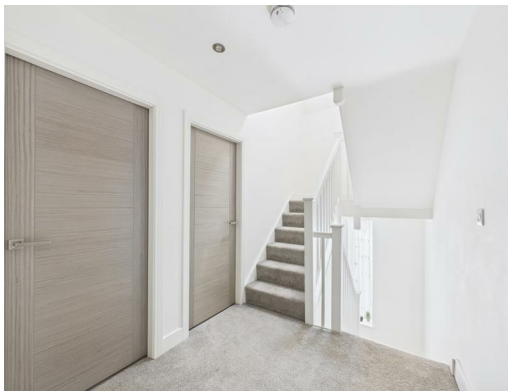
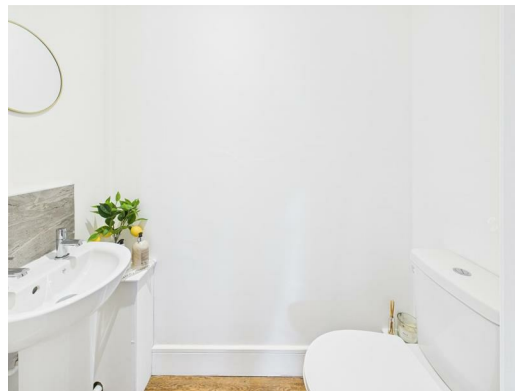
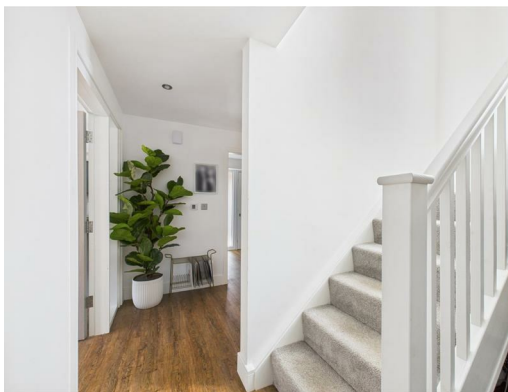
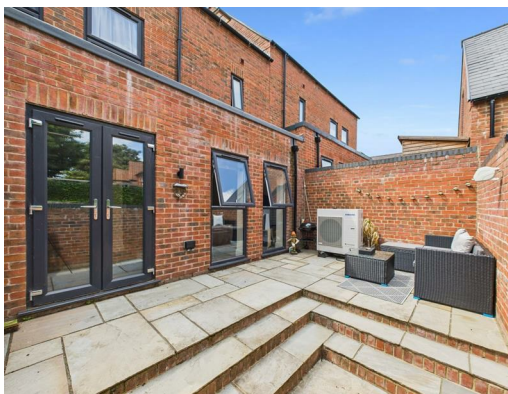
## **Making An Offer**

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.

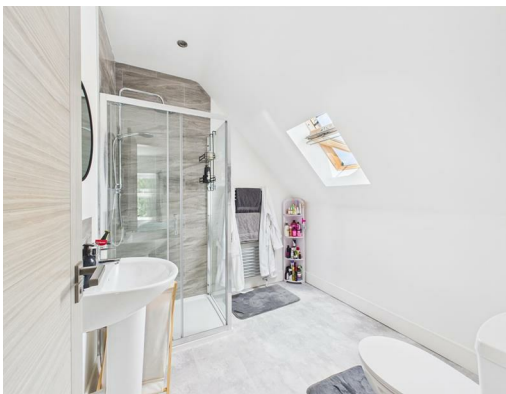
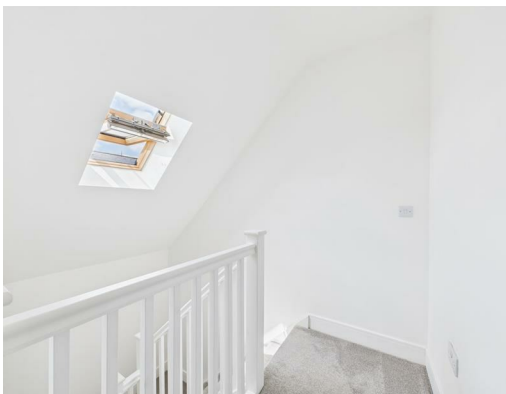
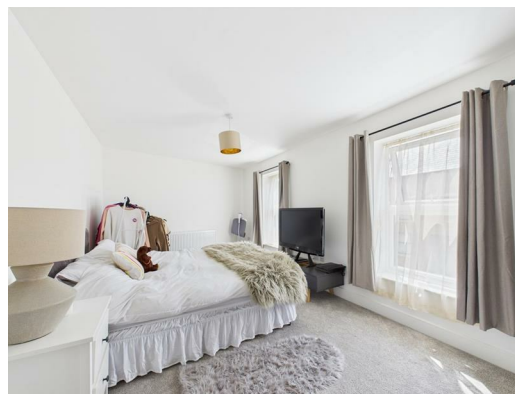
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

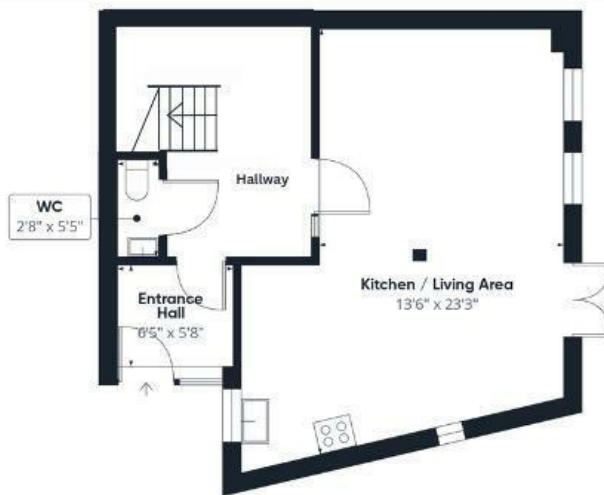
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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











Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1158 ft<sup>2</sup>

Reduced headroom

55 ft<sup>2</sup>

(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.

GIRAFFE 360



# Directions

From our Louth Brach walk East along Mercer Row and where the road forks continue straight on onto Queen Street. Continue for 130m then turn right onto Queen Street Place. Continue right to the end of this road and the property is the final property on your left hand side.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (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   |  |                         |           |
| (55-68) 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 |           |

