



# CHOICE PROPERTIES

*Estate Agents*

123 Church Street,  
Louth, LN11 9DE

Price £175,000



Choice Properties are delighted to bring to market this superb two bedroom end-terraced house situated on Church Street located in a convenient position in the heart of the thriving market town of Louth. The property benefits from large windows throughout which create a bright interior which features a modern kitchen, a contemporary bathroom, two double bedrooms, a spacious living/dining area, and a utility. To the exterior, the property boasts a fully enclosed rear garden and a driveway with space for a vehicle. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

### **Entrance Hall**

3'2 x 3'5

With composite entrance door. Exposed brick walls. Spot lighting. Laminate flooring which continues throughout the property. Oak internal door to living room.

### **Living/Dining Area**

20'1 x 11'4

With uPVC window to front aspect. Feature fireplace with tiled hearth and electric fireplace. Box unit housing the consumer unit and electric meter. Radiator. Power points. Tv aerial point. Telephone points. Gas meter in box unit. Space for a dining room table. Thermostat. Opening to utility area.

### **Utility Area**

6'0 x 11'3

Fitted with uPVC French doors leading to garden. Staircase leading to first floor landing. Space for fridge freezer. Work surfaces with storage recess under. Radiator. Power points. Opening to kitchen.

### **Kitchen**

10'10 x 5'5

Fitted with a range of shaker style wall and base units with work surfaces over. Single bowl sink with chrome mixer tap and drainer. Four ring gas hob with extractor hood and metro tiled splash back over. Integral oven. 'Viessmann' gas combi boiler in box unit. Plumbing for washing machine. Part tiled walls. Spot lighting. Radiator. Power points. uPVC window to side aspect. Oak internal door to bathroom.

### **Bathroom**

5'11 x 5'6

Fitted with a three piece suite comprised of a panelled bath with chrome mixer tap with traditional tiled shower over, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Tiled flooring. Chrome heated towel rail. Frosted uPVC window to side aspect. Spot lighting. Extractor.

### **Landing**

6'4 x 2'7

Landing with oak internal doors to all first floor rooms. Access to loft via loft hatch. Spot lighting.

### **Bedroom 1**

9'10 x 11'4

Double bedroom with feature fireplace. Window to front aspect. Radiator. Power points. Spot lighting.

### **Bedroom 2**

9'7 x 8'2

Fitted with a uPVC window to rear aspect. Radiator. Power points. Spot lighting.

### **Garden**

The property benefits from a relatively spacious fully enclosed rear garden with fencing to the perimeter. The garden is partially gravelled and partially artificially turfed for ease of maintenance.

### **Driveway**

Gravelled driveway providing off the road parking for a vehicle.

## **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 A.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

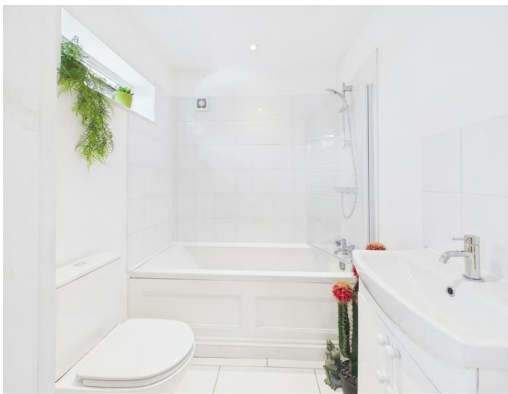
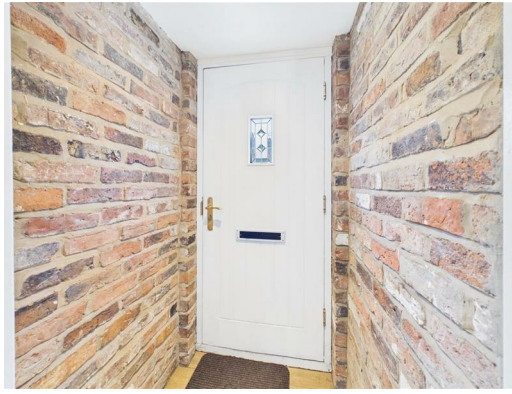
Saturday 9.00 a.m. to 3.00 p.m.

## **Making An Offer**

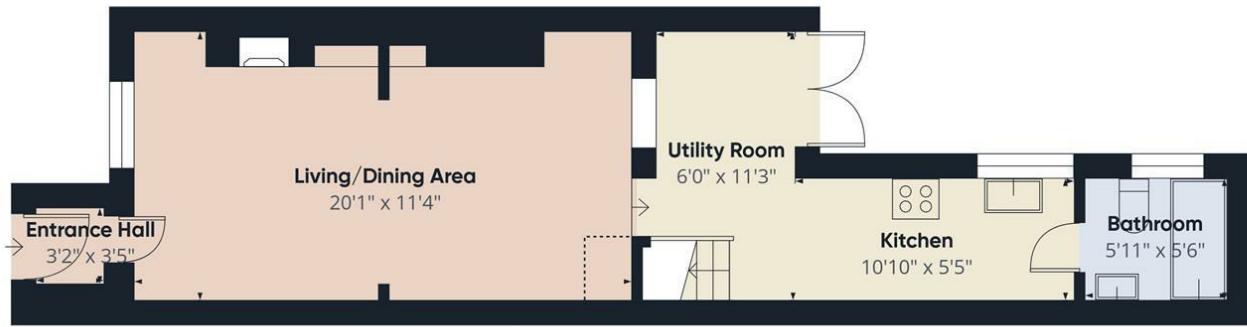
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



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

592 ft<sup>2</sup>

Reduced headroom

4 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.

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# Directions

From our Louth Office head east along Eastgate until you reach the roundabout where you head right onto Church Street. Continue towards the end of this road and you will find the property on your left hand side just before you reach the T-Junction.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			71
(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	

