



# CHOICE PROPERTIES

## *Estate Agents*

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

Price £277,500



Choice Properties are delighted to bring to market this stunning three bedroom semi-detached house situated in an ideal position on Alpha Terrace located in the heart of the thriving market town of Louth. The beautifully presented property is completed to a high specification and features underfloor heating, and airsource heat pump, integral appliances, Amtico flooring, and bespoke 'Haagensen' wardrobes. The residence further benefits from an allocated parking space and a courtyard style garden. The property is conveniently located within walking distance to Louth town centre which provides all the amenities which you may need. Early Viewing Is Highly Advised.

With the additional benefit of underfloor heating, an air source heat pump, and uPVC double glazing throughout, the contemporary interior comprises of:-

### **Entrance Hall**

With composite entrance door. Luxury Amtico flooring that continues throughout the ground floor. Internal door to hallway. uPVC window to front aspect.

### **Hallway**

Staircase leading to the first floor landing. Internal door to the open plan kitchen/living/dining area.

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

23'10 x 17'6 (to furthest measurement)

Contemporary kitchen fitted with wall and base units with work surfaces over and integral appliances. Single bowl sink with mixer tap and drainer. Four ring electric hob with splashback and extractor hood over. Space for dining room table. Spot lighting. Floor to ceiling uPVC windows to side aspect. Double opening uPVC French doors leading to garden.

### **Ground Floor WC**

Fitted with a push flush wc and a wash hand basin set over vanity unit with chrome mixer tap. Chrome heated towel rail.

### **First Floor Landing**

Internal doors to bedroom 2, bedroom 3, and the family bathroom. Staircase leading to the second floor landing.

### **Bedroom 2**

16'5 x 9'11

Spacious double bedroom fitted with a triple 'Haagensen' bespoke wardrobe. Two uPVC windows to side aspect.

### **Bedroom 3**

16'7 x 9'10

Spacious double bedroom fitted with a built in airing cupboard housing the hot water cylinder. Two uPVC windows to side aspect.

### **Bathroom**

8'0 x 6'3

Fitted with a three piece suite comprising of a panelled bath with shower and shower screen over, a wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Chrome heated towel rail. Frosted uPVC window to side aspect. Extractor.

### **Second Floor Landing**

Internal door leading to bedroom 1.

### **Bedroom 1**

16'4 x 15'11

Spacious double bedroom fitted with a ten door 'Haagensen' bespoke wardrobe. Internal door leading to ensuite shower room. uPVC window to front aspect.

### **Ensuite Shower Room**

8'1 x 8'0

Fitted with a three piece suite comprised of a fully tiled corner shower cubicle with traditional and rainfall shower attachment over, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Chrome heated towel rail. Velux window. Extractor.

## **Garden**

The property features a courtyard style garden to the rear which is fully enclosed with brick walls to the perimeter. The garden space is part paved and part decked for ease of maintenance and provides an ideal space for outdoor seating. Also found in the rear garden is the air source heat pump and a large timber shed proving outdoor storage space.

## **Parking**

The property benefits from an assigned parking space for one vehicle found to the side 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.

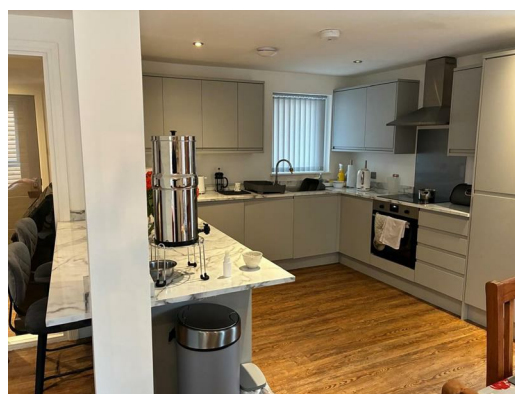
## **Making An Offer**

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.

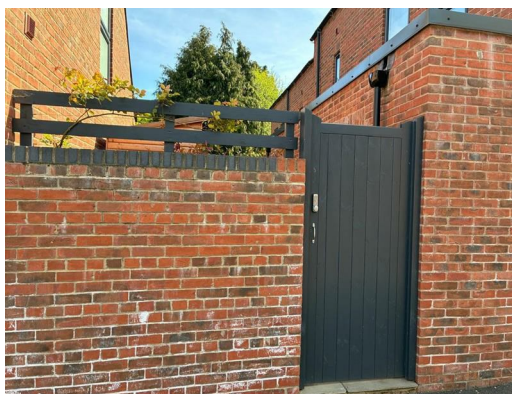
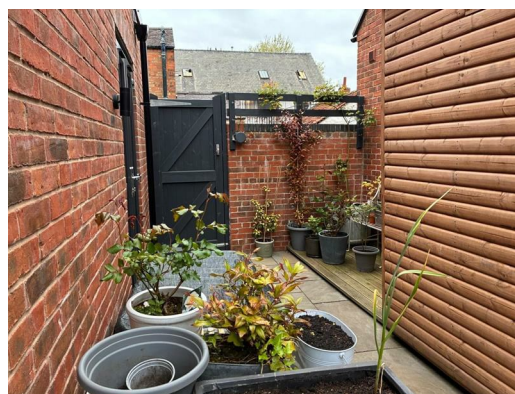
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

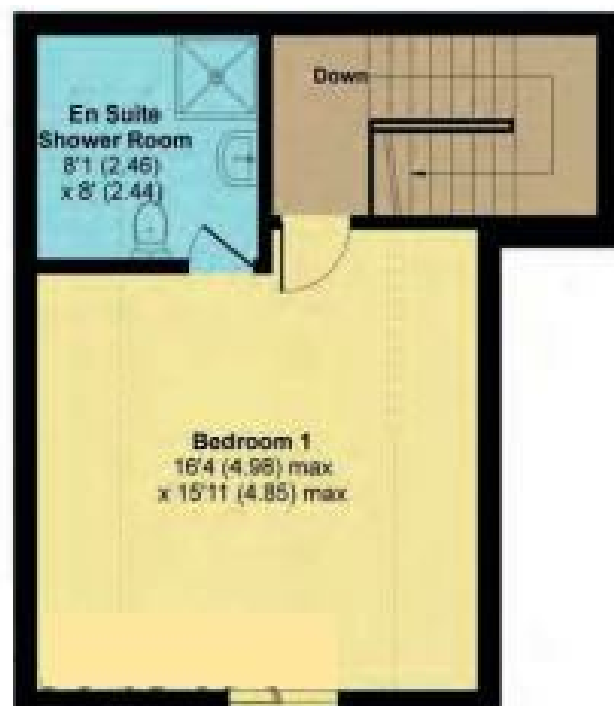
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



# 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 second to last 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	

