



# CHOICE PROPERTIES

*Estate Agents*

129A Eastgate,  
Louth, LN11 9QE

Reduced To £155,000



Choice Properties are delighted to bring to market this charming two bedroom cottage style town house situated just off Eastgate located in the thriving market town of Louth. Built in the 1800s and brimming with bona fide charm, the property benefits from bespoke internal doors, authentic beamed ceilings, and many more original characterful features. To the interior, the property is comprised of two bedrooms, kitchen, living room, dining room, family bathroom, and storage garage. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of bespoke internal doors, characterful features, beamed ceilings, new wiring, and secondary glazed windows throughout, the charming internal living accommodation comprises:-

### **Entrance Hall**

4'0" x 7'0"

With hard wood entrance door. Fitted work surface over storage recess. Access to loft via loft hatch. Electric heater. Power points. Window to side aspect. Bespoke hardwood internal door to:-

### **Kitchen**

11'4" x 6'11"

Fitted with wall, base, and drawer units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Space for range cooker with extractor hood over. Plumbing for washing machine. Space for under counter fridge freezer. Part tiled walls. Beamed ceilings. Large window to side aspect. Power points. Opening to:-

### **Dining Room**

11'7" x 11'11"

Fitted with a log burner with stone hearth. Bespoke handmade staircase leading to first floor landing with feature faux door. Beamed ceilings. Vertical radiator. Power points. Tv aerial point. Storage unit housing the consumer unit and gas meter. Two windows to rear aspect. Bespoke cottage style hardwood door leading to:-

### **Living Room**

12'10" x 14'9"

With electric log burner with stone hearth. Beamed ceilings. Vertical radiator. Power points. Window to rear aspect.

### **Landing**

9'11" x 5'1"

Fitted with two built in storage cupboards with cottage style doors and one housing the 'Worcester' gas combi boiler. Access to insulated loft via loft hatch. Bespoke internal doors to all first floor rooms. Window to front aspect. Power points.

### **Bedroom 1**

16'5" x 9'12"

Fitted with large built in wardrobes. Dual aspect windows. Radiator. Power points.

### **Bedroom 2**

10'11" x 10'4"

Fitted with built in wardrobes with cottage style doors. Dual aspect windows. Radiator. Power points. Tv aerial point.

### **Bathroom**

6'1" x 7'0"

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin with chrome mixer tap, and a push flush wc. Chrome heated towel rail. Spot lighting. Part tiled walls. Window to rear aspect.

### **Garden**

There is no garden space available with the property.

### **Storage Area**

3'0" x 15'4"

Bespoke double opening coach doors that lead to a storage area.

### **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 B.

## **Viewing Arrangements**

Viewing 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.

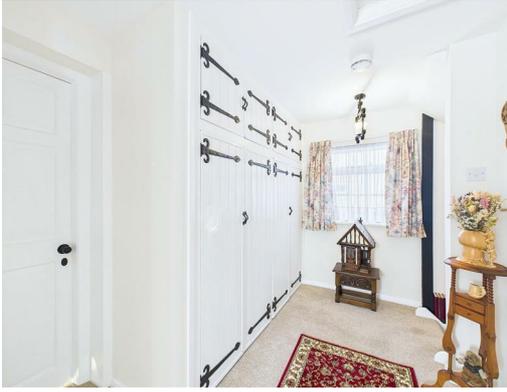
## **Making An Offer**

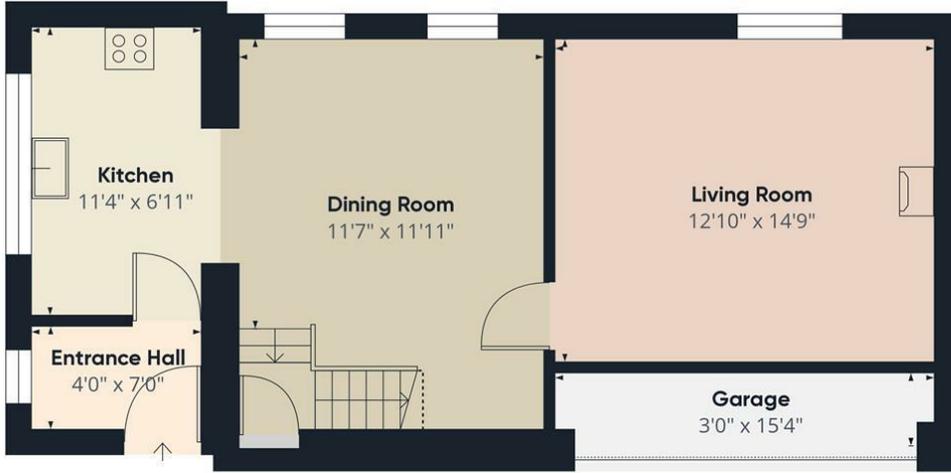
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

931.41 ft<sup>2</sup>

Reduced headroom

9.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

# Directions

From our Louth office head East past the market place and onto Eastgate, continue for a further 200m then turn left down a side road. The property can be found a short distance along this road on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	43		(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 <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

