



CHOICE PROPERTIES

Estate Agents

44, Hawthorne Avenue,
Louth, LN11 0LD

Price £245,000



Choice Properties are pleased to offer this well-presented three-bedroom property, ideally situated in a central position within the popular market town of Louth. The property is within easy walking distance of the town centre, with a wide range of shops, cafés, restaurants, schools and everyday amenities close by, while the surrounding Lincolnshire Wolds provide excellent countryside for those looking to explore further afield. Offering generous and versatile accommodation, an en-suite to the main bedroom, private parking and a secure low-maintenance courtyard garden, this is an excellent opportunity to acquire a conveniently located home in the heart of Louth.

Offering well-presented and thoughtfully arranged accommodation throughout, this attractive property benefits from spacious living areas, private parking and a low-maintenance courtyard garden. The accommodation comprises:-

Entrance Hall

3'6" x 13'10"

The entrance hall features neutral walls and wooden flooring, with useful under-stairs storage. Access is provided to the kitchen, reception room, W.C. and stairs to the first floor.

Reception Room

11'6" x 13'2"

The large reception room is a bright and airy space, featuring wooden flooring and a generous bay window overlooking the front of the property. A radiator and consumer unit are located within the room, along with a second external front door which could provide an alternative entrance if required.

Kitchen / Diner

10'2" x 13'0"

The open-plan kitchen and dining room combines a well-appointed kitchen with a spacious dining area. The kitchen features tiled flooring, tasteful soft-touch wall and base units with ample worktop space, and a tiled splashback, with integrated appliances including a dishwasher, fridge freezer, Neff five-ring hob, Siemens extractor fan and Siemens oven. There is also space and plumbing for a washing machine, a cooker tap, and ample counter-level power sockets, with a window above the sink providing natural light. The dining area continues with wooden flooring and neutral walls, with a window and double uPVC doors opening onto the patio garden.

W.C.

4'5" x 3'3"

The cloakroom comprises a W.C. and hand wash basin, with white walls and a tiled splashback to the basin. An extractor fan is also provided.

Landing

17'0" x 2'11"

The landing features neutral décor and provides access to all bedrooms and the bathroom. Loft access is also provided, with the loft being part-boarded and benefiting from a light.

Bedroom 1

11'7" x 9'8"

Bedroom One is a generous double bedroom with plenty of space for a bed and additional furniture. Finished with neutral décor, the room benefits from dual-aspect windows overlooking the front of the property.

Ensuite

7'0" x 3'0"

The en-suite comprises a three-piece suite including a walk-in shower, W.C. and hand wash basin. The shower area features panelled walls, complemented by a heated towel rail.

Bathroom

5'4" x 9'8"

The main bathroom comprises a three-piece suite including a bath with shower over, W.C. and hand wash basin. The bath and shower area features panelled walls, with a tiled splashback to the basin, heated towel rail and frosted window. A useful linen cupboard also houses the boiler.

Bedroom 2

8'0" x 9'8"

Bedroom Two features neutral walls and carpeting, with a rear-facing window providing natural light. The room offers sufficient space for a double bed and benefits from a radiator.

Bedroom 3

9'0" x 8'1"

Bedroom Three is another comfortable double bedroom, finished with neutral décor and benefiting from a window and radiator.

Garden

The property benefits from a private and secure courtyard-style garden, featuring a block-paved patio providing a low-maintenance outdoor space. A useful garden shed is also included, with the enclosed layout offering an excellent degree of privacy.

Driveway

A block-paved driveway to the side of the property provides good private parking. Double gates lead through to the courtyard garden, which also offers potential for additional parking if required.

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 A.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

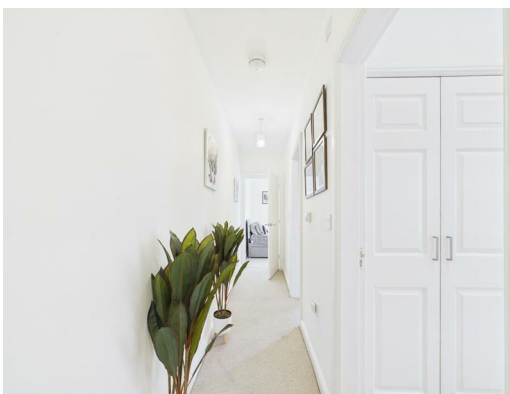
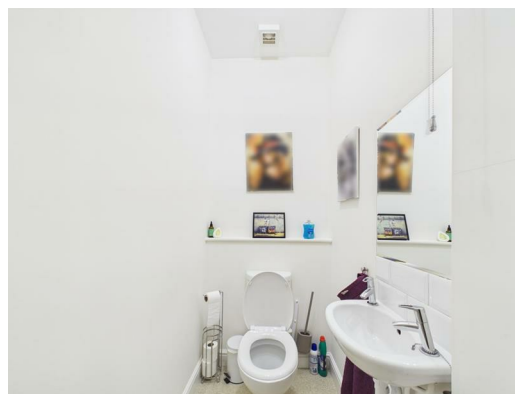
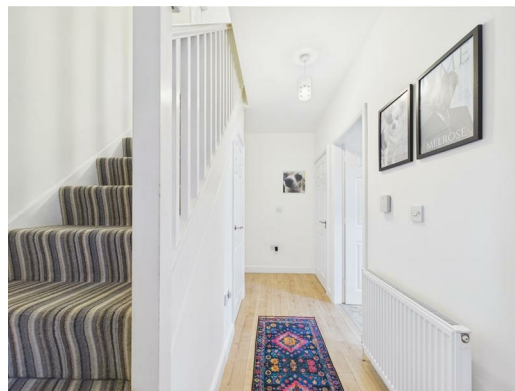
Opening Hours

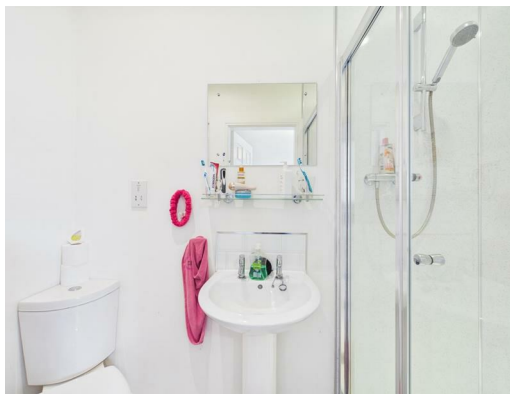
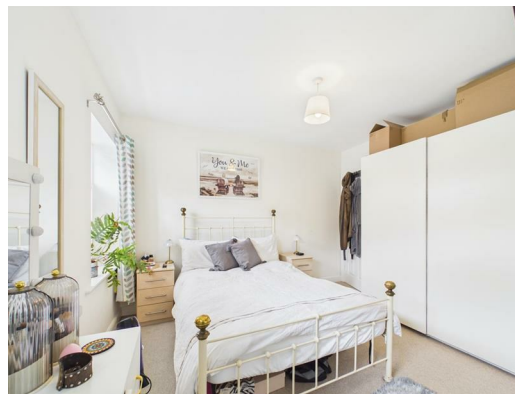
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

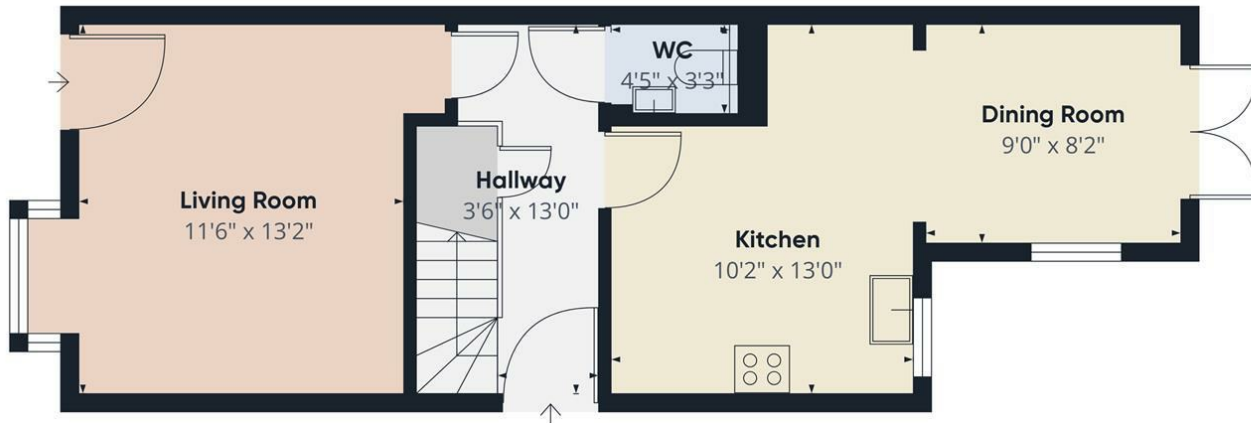
Making An Offer

If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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. 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

Approximate total area⁽¹⁾
867 ft²



Floor 1

(1) Excluding balconies and terraces

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 use the postcode LN11 0LD, this will take you to Hawthorne Avenue. The property is on your right side if you are coming from Charles Street.

