CHOICE PROPERTIES
Estate Agents

34A (Lucks Yard) Queen Street, Louth, LN11 9BL

Reduced To £259,500

Centrally located in the heart of Louth this delightful cottage offers a perfect blend of modern living and traditional character. With three well-proportioned bedrooms.

The interior of the house is well presented, showcasing a warm and inviting atmosphere that is sure to make you feel at home. Moody light floods through the windows, enhancing the spacious feel of the living areas. The layout is both practical and appealing, making it easy to entertain friends and family.

One of the standout features of this property is the convenient driveway, providing off-road parking – a rare find in such a central location. Additionally, the enclosed courtyard garden space offers a private retreat, perfect for enjoying a morning coffee or hosting summer barbecues.

Being centrally located, you will find yourself just a short stroll away from Louth's vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. This property truly represents an excellent opportunity to embrace a comfortable lifestyle in a sought-after area.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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With the additional benefit of gas fired central heating the generously proportioned internal living accommodation comprises:-

Stable style front entrance door to:

Entrance Lobby
Timber flooring. Feature brick wall.

Living/Dining Room
Staircase to the first floor landing. Radiator. Feature brick fire surround housing the multi fuel burner. Beamed ceilings.

Lounge
Fireplace housing an electric stove type fire. Cupboard housing the electric meter. Radiator. Portable programmer and thermostat for the central heating.

Kitchen
Fitted wall and base units with work surfaces over. Ceramic 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and 5 ring gas hob with filter hood over. Radiator. Part tiled walls. Tiled floor. Electric plinth heater.

Utility Room
Fitted work surfaces. Plumbing for washing machine. Ideal Logic Max gas boiler which supplies the central heating and hot water. Door leading out to the external seating area.

Bathroom
Fitted bathroom suite with a cast iron roll top bath with mixer shower taps, wash hand basin and w.c. Half tiled walls. Extractor fan. Spot lighting.

First floor Landing
Beamed ceiling. Access to the loft area.

Bedroom 1
2 radiators. Vaulted ceiling. Access to the loft area. Roof window. Door to:

En-suite Shower Room
Which consists of a shower enclosure with mixer shower, wash hand basin and w.c. Part tiled walls. Extractor fan.

Bedroom 2
Radiator. Feature brick wall. Part panelled walls. Fitted wardrobes.

Bedroom 3
Radiator. Beamed ceiling. Feature brick wall.

Garden
To the front of the property is an enclosed seating area. Timber storage sheds.

Driveway
Gravelled driveway with parking for two vehicles

Tenure
Freehold

Council Tax

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.

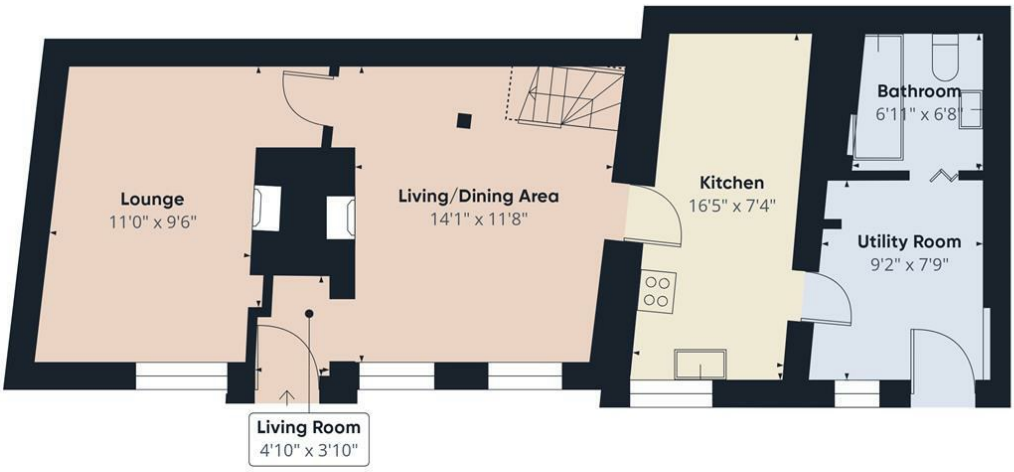
Opening Hours

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

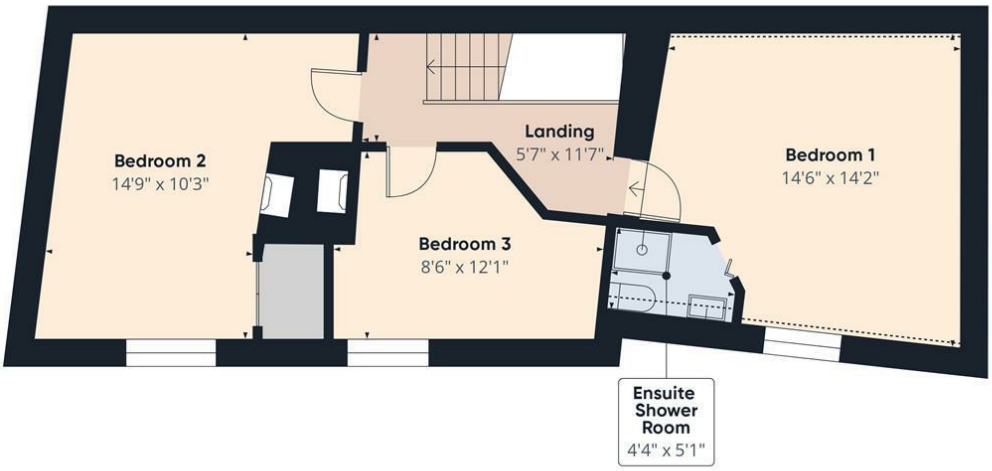
Making an offer

If you are interested in making an offer on this 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(1)

1087 ft²

Reduced headroom

22 ft²

(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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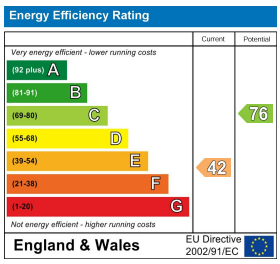
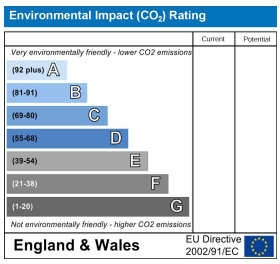
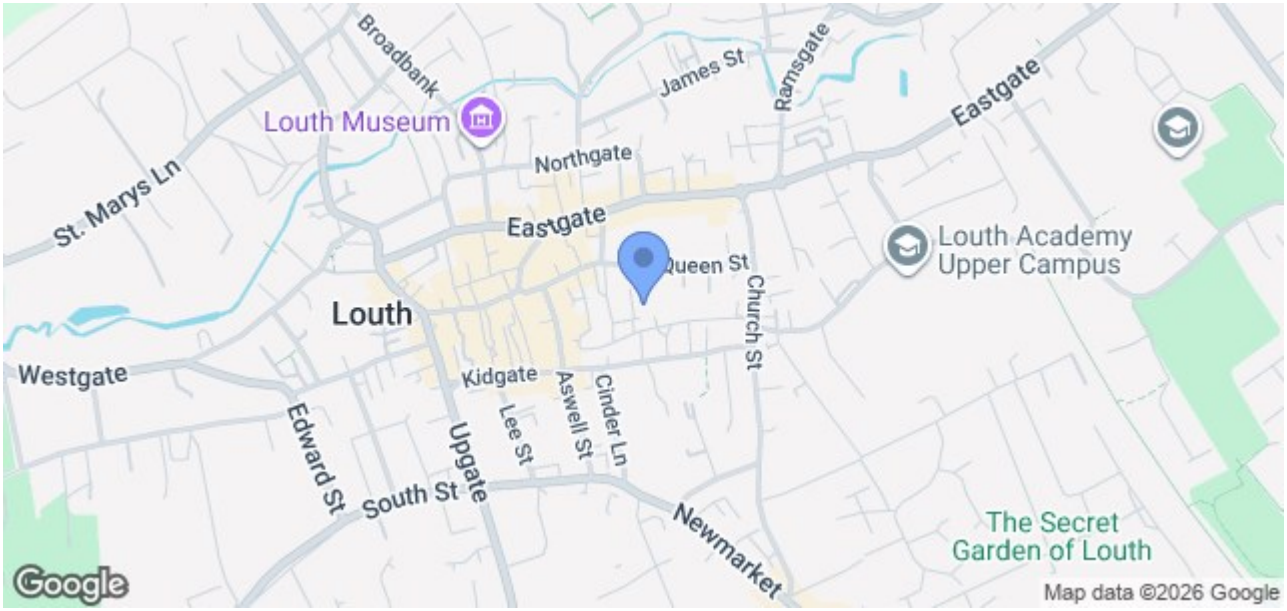
Directions

From our Louth office head on foot past the Turks Head public House and onto Queen Street. At the car park turn right and 34a Queen Street is locate in Lucks Yard (second property on the left).