CHOICE PROPERTIES
Estate Agents

# 14 Victoria Road, Louth, LN11 0BX

## Reduced To £264,000

It is a pleasure for Choice Properties to bring to market this stunning three bedroom semi-detached house situated on Victoria Road located in the heart of the thriving market town of Louth. The charming property features large windows and spacious rooms which create a light and airy interior which features three double bedrooms, three reception rooms, a kitchen, and a family bathroom. To the exterior, the property boasts a beautifully presented garden, a large detached garage, and driveway space for a vehicle. Early Viewing Is Highly Advised.

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

**Entrance Hall**
8'11 x 4'4
With composite entrance door. Large window to side aspect. Opening to hallway. Beamed ceilings.

**Hallway**
9'11 x 8'2
Internal door to the majority of ground floor rooms. Beamed ceilings. Staircase leading to first floor landing. Under stairs storage cupboard. Radiator. Power points.

**Living Room**
14'2 x 10'3
Fitted with a feature fireplace with tiled hearth and brick surround. Large walk in uPVC bay window to front aspect. Radiator. Power points. Tv aerial point.

**Reception Room**
9'4 x 11'2
With uPVC windows to rear aspect. Radiator. Power points.

**Dining Room**
13'9 x 12'3
With space for a dining room table. Log burner set in fireplace with brick hearth and surround and hardwood mantel. Radiator. Power points. French doors leading to rear garden. Arch exposed brick opening to kitchen.

**Kitchen**
5'5 x 20'5
Fitted with a range of wall, base, and drawer units with work surfaces over. Space for a six ring range cooker with extractor hood over. One and a half bowl sink with chrome mixer tap and drainer. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Large uPVC window to rear aspect. Radiator. Power points. Spot lighting. External uPVC door leading to rear garden.

**Landing**
5'9 x 2'9
Internal doors to all first floor rooms. Access to loft (where the gas combi boiler is located) via loft hatch.

**Bedroom 1**
11'3 x 10'6
Double bedroom with uPVC window to front aspect. Fitted wardrobe. Power points. Radiator.

**Bedroom 2**
11'11 x 9'1
Double bedroom with uPVC window to side aspect. Built-in storage cupboards. Hardwood flooring. Radiator. Power points.

**Bedroom 3**
9'3 x 8'6
Double bedroom with built-in storage space. Velux window. Power points.

**Bathroom**
12'0 x 5'0
Fitted with a four piece suite comprised of a panelled bath with waterfall chrome mixer tap, a waterproof panelled shower cubicle with traditional shower attachment, a push flush wc, and a pedestal wash hand basin. Partially waterproof panelled walls. Chrome heated towel rail. Radiator. Frost uPVC window to side aspect.

## Garage
28'0 x 11'5
Fitted with power and lighting and an up and over garage door. Vaulted ceilings. Sliding glass pedestrian access door to side.

## Gardens
The property benefits from beautifully manicured gardens to both the front and rear. The front garden is predominantly laid to lawn and is fully enclosed with fencing to the perimeter. The front garden is also lined with various plants and shrubs which add life and colour to the space. The rear garden is also predominantly laid to lawn and is larger than the front garden. This garden space is lined with hedges and features a stone footpath that stretches form the rear of the house across the garden to the detached garage.

## Driveway
Paved driveway providing off the road parking space for a vehicle.

## Tenure
Freehold

## Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

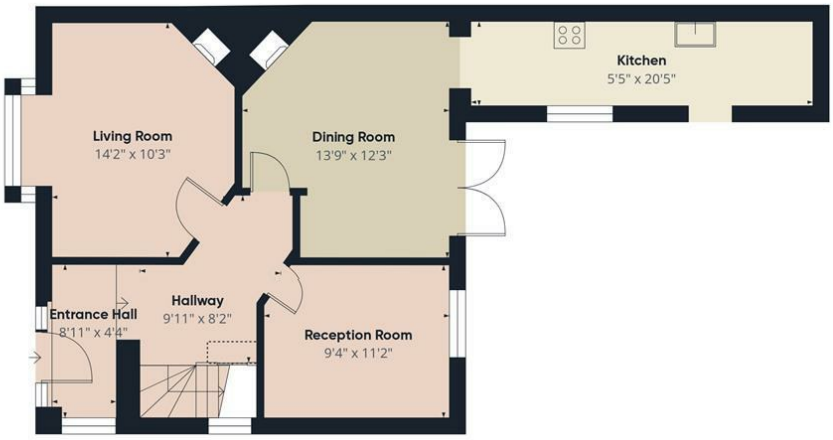
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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

## 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** Building 1

**Floor 1** Building 1

**Floor 0** Building 2

**Approximate total area**(1)

1358 ft²

**Reduced headroom**

37 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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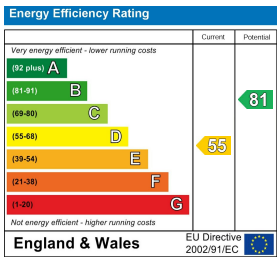
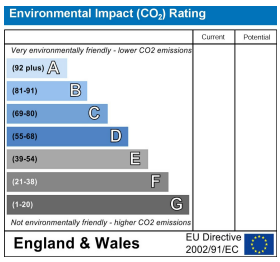
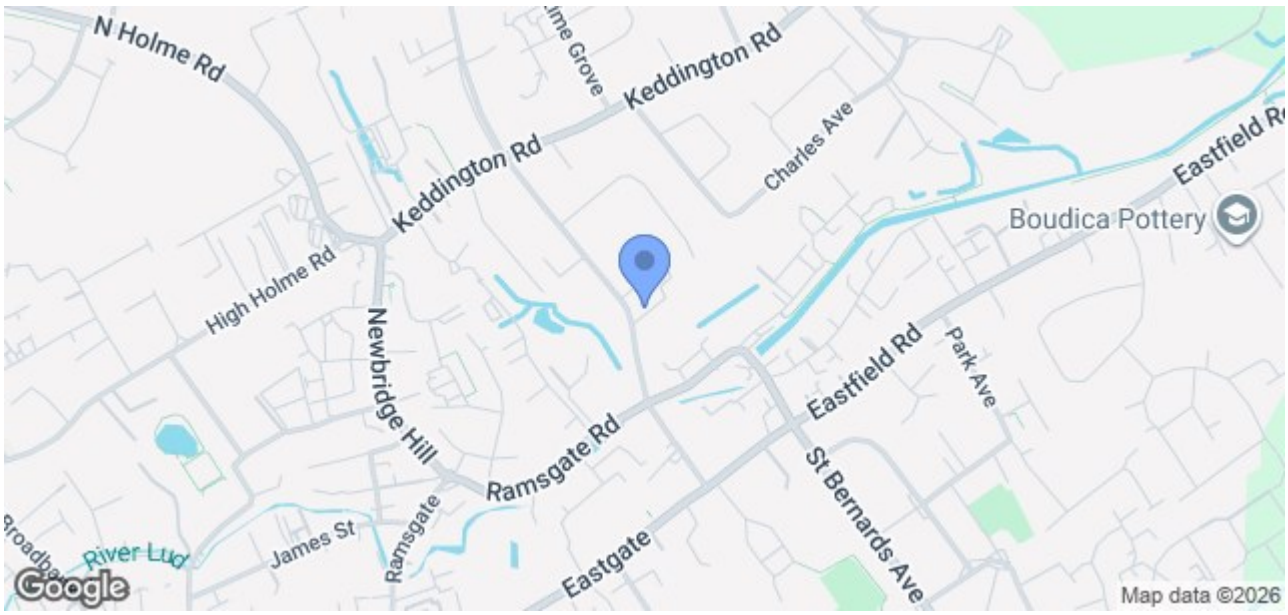
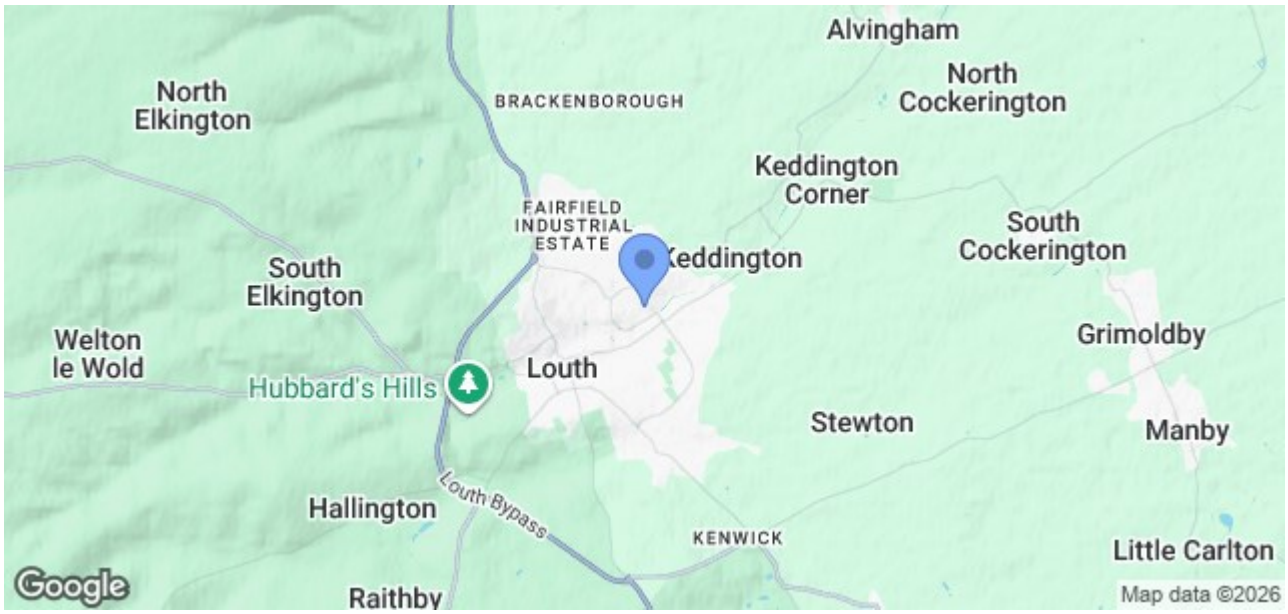
# Directions

From our Louth Office, head East along Eastgate for 1km then turn right onto Commercial Road. Continue to the crossroads where you head straight on onto Victoria Road. Continue on this road for 200m and you will find the property on your right hand side.