



# CHOICE PROPERTIES

## *Estate Agents*

The Old School South Terrace,  
Louth, LN11 9DF

Reduced To £249,950



Choice Properties are delighted to bring to market this charming two bedroom detached property situated on South Terrace located in the thriving market town of Louth. The characterful property features large bespoke windows throughout which provide a light and airy interior which features a large kitchen, a spacious living room, a downstairs shower room, and two bedrooms with one ensuite. To the exterior, the property boasts a garage and driveway. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and large windows providing ample natural light, the generously proportioned and light and airy internal living accommodation comprises.:-

### **Entrance Hall**

11'7 x 3'7

With hardwood entrance door with stain glass window. Stone tiled flooring. Box unit housing consumer unit and meters. Radiator. Opening to hallway. Door to:-

### **Living Room**

19'0 x 18'7

With hardwood entrance door. Hardwood flooring. Impressive skylight providing natural brightness. Two radiators. Power points. Tv aerial point. Window to side aspect. Door to hallway, shower room and:-

### **Kitchen**

19'4 x 9'6

Fitted with wall and base units with wooden work surfaces over. One bowl Belfast sink with mixer tap and drainer integrated in work surface. Space for a large range cooker with stainless steel splashback and extractor hood over. Space for fridge freezer. Space for dishwasher. Space for washing machine. Space for dryer. Worcester gas boiler in box unit. Part tiled walls. Spot lighting. Hardwood flooring. Two large double glazed windows to front aspect.

### **Shower Room**

6'7 x 3'4

Fitted with a three piece suite comprising of a fully tiled shower cubicle. Wall mounted wash and basin with a mosaic glass tiled splash back, and a corner push flush wc. Large skylight. Tiled flooring. Heated towel rail. Part tiled walls. Back lit mirror. Electric shaver point. Extractor.

### **Hallway**

9'6 x 10'1

Staircase leading to first floor landing. Storage recess under stairs. Impressive feature window to side aspect. Hardwood flooring. Spot lighting. Beautiful double opening stained glass doors leading to:-

### **Bedroom 2**

9'7 x 11'9

Double bedroom fitted with double glazed semi circular window to side aspect. Spot lighting. Radiator. Power points.

### **Bedroom 1**

9'5 x 12'3

Double bedroom with velux window. Storage cupboard used as a built in wardrobe. Stained glass window. Spot lighting. Radiator. Power points.

### **Ensuite Bathroom**

3'6 x 6'10

Fitted with a three piece suite comprising of a panelled bath with shower attachment and tiled splashback, Push flush wc, and a pedestal wash hand basin with single taps. Heated towel rail. Spot lighting. Storage cupboard housing hot water tank. Window to front aspect. Extractor.

### **Garage**

Brick built single garage in the middle of a terrace of three. Up and over garage door.

### **Driveway**

Paved driveway in front of the garage 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. 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 .

## **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.

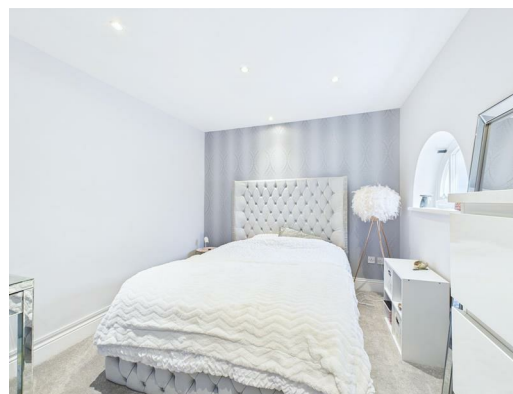
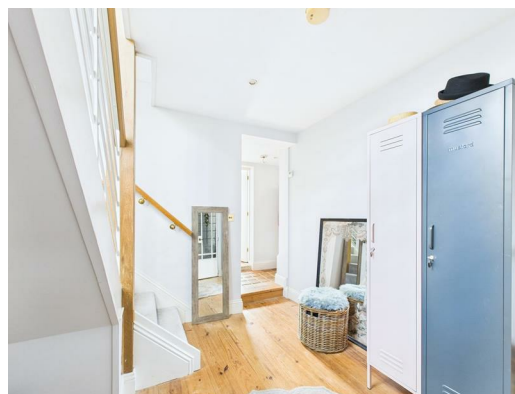
## **Making An Offer**

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.

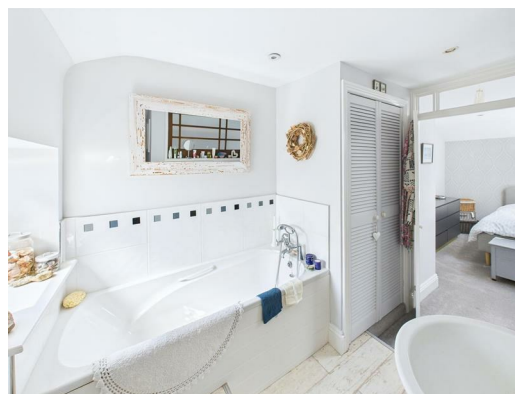
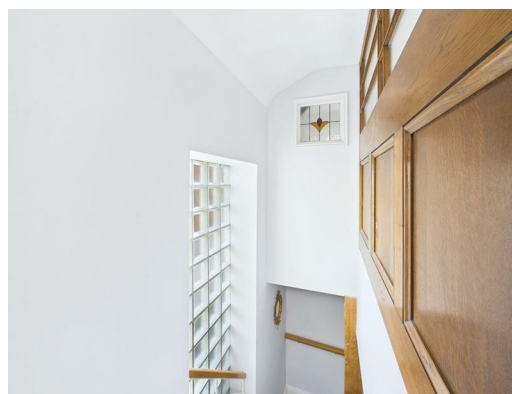
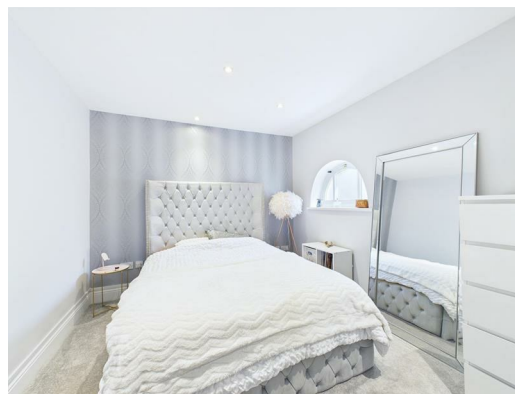
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

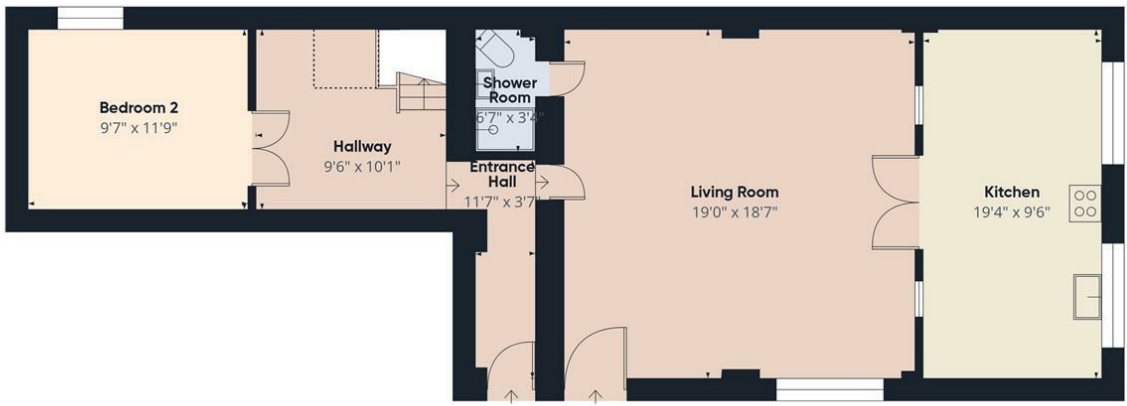
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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>  
 983 ft<sup>2</sup>  
 Reduced headroom  
 10 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 are based on RICS IPMS 3C standard.

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# Directions

From our Louth Office head east along Eastgate until you reach the roundabout where you head right onto Church Street. Continue you to the end of the road but just before you reach the T-junction turn left onto South Terrace. You will find the property a short way along on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(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	EU Directive 2002/91/EC	

