CHOICE PROPERTIES

Estate Agents

9 The Link,
Louth, LN11 8BA

Reduced To £140,000



MOVE IN FOR XMASChoice Properties are pleased to offer for sale this spacious three-bedroom property, ideally situated in a convenient location within the popular market town of Louth. The property is close to the Meridian Leisure Centre, local schools and bus routes, while Louth town centre is within easy reach, offering a wide range of shops, cafés, restaurants and everyday amenities. Offering generous living accommodation, a versatile ground-floor bedroom/reception room, ample private parking and a useful carport, this property is well suited to a range of buyers.

The Property Ombudsman
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Offering spacious and versatile accommodation throughout, this property benefits from three bedrooms, generous living space and ample private parking. The accommodation comprises:-

Entrance
3'0" x 4'5"
The entrance space provides access to the living room, dining room and stairs.

Living Room
18'4" x 9'11"
A spacious living room featuring grey carpeting, a large window providing plenty of natural light, a radiator and multiple power sockets.

Dining Room
12'0" x 8'11"
A good-sized room currently utilised as a downstairs bedroom, offering versatile use to suit individual requirements. Featuring a front-facing window, radiator and access to the kitchen.

Kitchen
5'11" x 12'1"
The kitchen features a window above the sink, tiled splashbacks and a range of base cabinets. There is space for a cooker, while a useful under-stairs pantry provides additional storage.

Utility Room
7'2" x '2"
The utility room features Mermaid panelled walls, a further sink, worktop space and useful storage. There is space for a fridge and washing machine, alongside a window and rear door providing access to the outside.

Shower Room
7'2" x 2'10"
Fitted with a walk-in shower and W.C., the downstairs shower room features Mermaid panelled walls and an extractor fan.

Landing
5'6" x 8'9"
The landing provides access to all three bedrooms and the family bathroom, with a window and radiator.

Bedroom 1
12'6" x 10'6"
A great-sized double bedroom offering plenty of space for a range of bedroom furniture. The room benefits from a window and radiator.

Bedroom 2
9'1" x 11'5"
Another good-sized double bedroom, featuring a window and radiator, with plenty of space for bedroom furniture.

Bedroom 3
7'0" x 7'0"
A good-sized single bedroom, currently used as a dressing room. The room benefits from a window and radiator.

Bathroom
5'6" x 4'11"
A wet room-style shower room featuring a walk-in shower, hand wash basin and frosted window. The walls are tiled throughout.

W.C
2'8" x 3'7"
Separate W.C. featuring a frosted window.

Garden
The rear garden is mainly laid to lawn, with a small patio area providing space for outdoor seating. The boundaries are enclosed by fencing and established bushes, with two useful sheds providing additional storage.

Driveway
A private driveway provides ample off-road parking for numerous vehicles, further complemented by a useful carport.

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
By appointment through Choice Properties on 01507 860033.

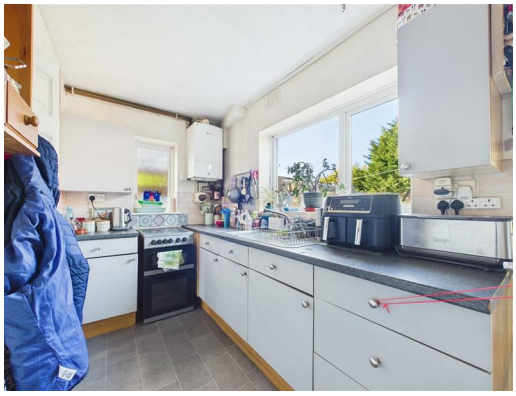
Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

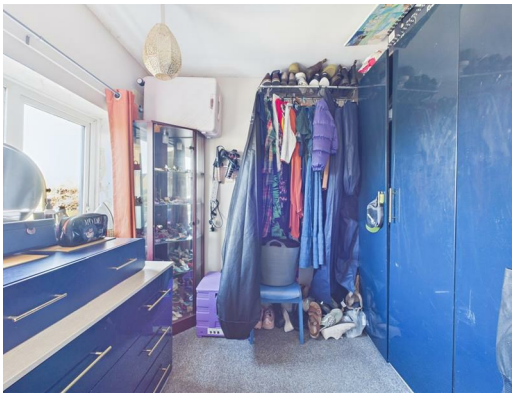
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





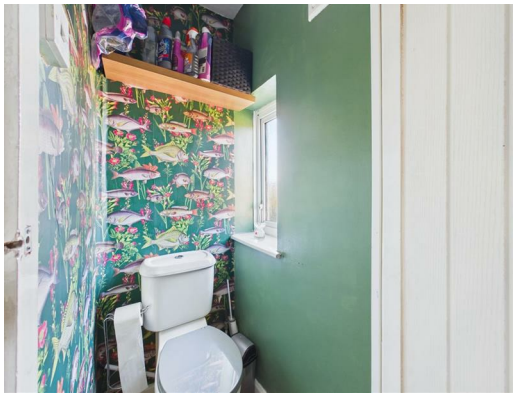








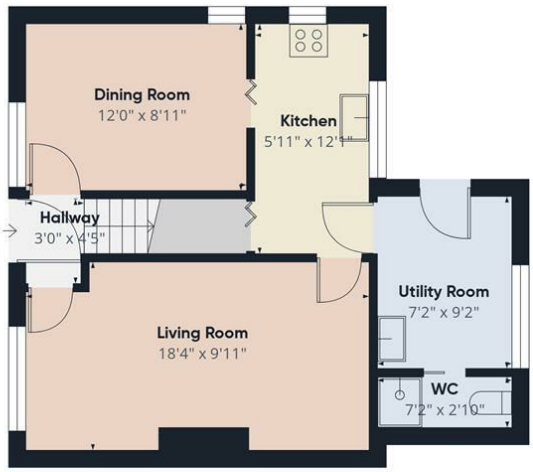












Floor 0



Floor 1



Approximate total area(1)

847 ft²

(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 8BA, the property will be on your left.

