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Leakes Row, Louth



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When it comes to
property it must be


lovelle



Guide price £120,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

Key Features

- For Sale Via Auction
- Charming Mid Link Cottage
- Quiet Private Lane & Parking
- Lounge & Breakfast Kitchen
- Conservatory & Bathroom
- Two Bedrooms & Loft Room
- EPC rating E
- Tenure: Freehold





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We are delighted to offer for sale this charming period cottage located on a quiet and private lane within the town. The property is close to local amenities and benefits from uPVC double glazing and gas central heating. The superb accommodation is beautifully presented, well planned and briefly comprises lounge, breakfast kitchen, conservatory, landing, two bedrooms, loft room/bedroom 3 and bathroom. Private rear garden. Thus property is being sold with no forward chain involved.

Lounge

13'10" x 12'2" (4.2m x 3.7m)

Part glazed uPVC entrance door and window to the front. The main focal feature of this lovely room is the fire surround with stone hearth and electric fire. Built in cupboards either side of the chimney breast. TV aerial point. Radiator. Ledged and braced door to the kitchen.

Breakfast Kitchen

11'3" x 7'11" (3.4m x 2.4m)

Window and part glazed uPVC door to the conservatory. Fitted with wall and base units with complementary worksurface incorporating 1 1/2 bowl sink unit with mixer tap. Breakfast bar area. Electric cooker point and plumbing for a washing machine. Partially tiled walls and wood effect laminate flooring. Wall mounted gas fired boiler. Staircase rising to the first floor with under stairs storage area.. Radiator.

Conservatory

9'7" x 9'0" (2.9m x 2.7m)

uPVC construction with French style doors opening to the rear garden. Ceramic tiled floor.

Landing

Access to both bedrooms and bathroom.

Bedroom One

13'10" x 9'3" (4.2m x 2.8m)

Window to the front. Door leading to the staircase to the loft room/bedroom. Large under stairs wardrobe with shelving and rails. Radiator.

Bedroom Two

7'11" x 7'2" (2.4m x 2.2m)

Window to the rear. Built in wardrobe and radiator.

Bathroom

7'11" x 5'2" (2.4m x 1.6m)

Fitted with a three piece modern white suite comprising panelled bath with rainfall mixer shower over. Vanity wash hand basin and enclosed cistern wc. Fully tiled neutral walls with a decorative mosaic border and ceramic tiled floor. Chrome heated towel rail.

Loft Room/Bedroom 3

12'6" x 8'8" (3.8m x 2.6m)

Fully converted room with vaulted ceiling and Roof window. Built in storage to the eaves.

Outside

The property is located on a quiet private lane with parking directly to the front of the property. The rear garden is enclosed by high level fencing to the perimeters with gated pedestrian access. Large timber shed. The garden is laid to lawn with flower and shrub border and paved pathways.

Auction Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

Auction Comments

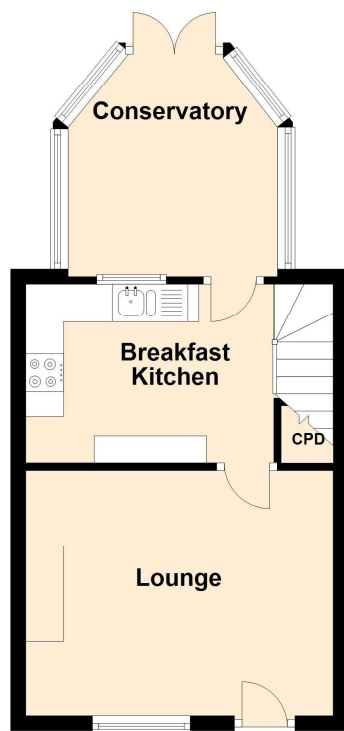
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

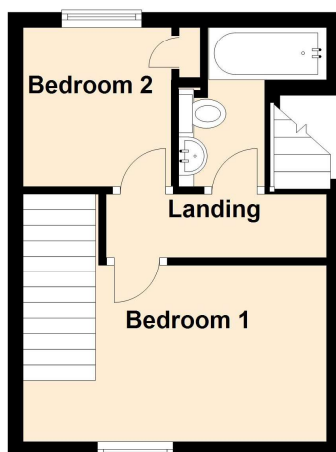
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

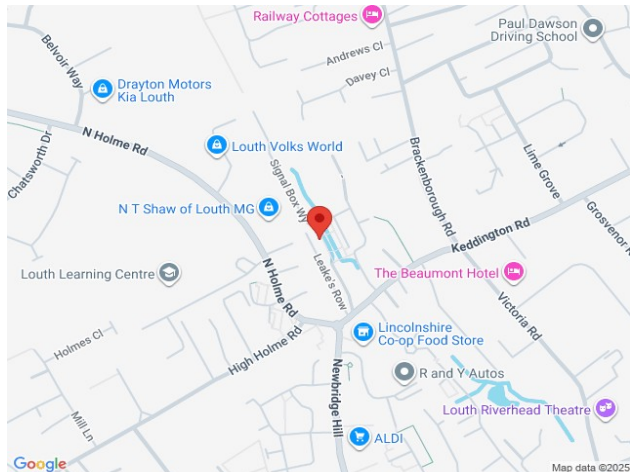
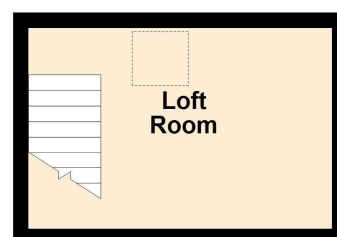
Ground Floor



First Floor



Second Floor



When it comes to **property**
it must be


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