CHOICE PROPERTIES

Estate Agents

# 2 Northgate Place, Louth, LN11 0QL

## Reduced To £140,000



Choice Properties are delighted to bring to market this beautiful two bedroom mid-terraced house situated in a convenient position on Northgate Place located in the heart of the thriving market town of Louth. The property is nestled in a quiet spot yet occupies a prime position just meters away from Louth town centre and all the amenities that it has to offer. The interior of the property is well proportioned and features two double bedrooms, an open plan kitchen/living/dining area, a family bathroom, and a downstairs WC. To the exterior, the property boasts an assigned parking space for one vehicle. Available with no onward chain, early viewing is highly advised.



The Property Ombudsman
naea | propertymark PROTECTED

The well proportioned internal living accommodation comprises:-

**Open Plan Kitchen/Living/Dining Area**
20'10 x 13'4
Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with stainless steel mixer tap and drainer. Plumbing for washing machine. Integral oven. Four ring hob with pull out extractor hood over. Power points. Electric radiators. Dual aspect double glazed windows. Staircase leading to first floor landing. Under stairs storage cupboard housing the consumer unit and meters. Internal door to downstairs wc. Hardwood entrance door. Tv aerial points. Telephone point.

**WC**
6'0 x 2'10
Fitted with a push flush wc and a pedestal wash hand basin with tiled splashback and single taps. Extractor.

**Landing**
3'6 x 8'0
Access to loft via loft hatch. Electric radiator. Internal doors to all first floor rooms. Power points.

**Bedroom 1**
10'11 x 12'8
Double bedroom with built in airing cupboard housing the hot water tank and fitted shelving. Electric radiator. Power points.

**Bedroom 2**
9'4 x 8'3
Single bedroom with double glazed window to front aspect. Electric radiator. Power points.

**Bathroom**
5'5 x 8'1
Fitted with a three piece suite comprised of a panelled bath with single taps and fully tiled electric shower over, a push flush wc, and a pedestal wash hand basin with single taps. Heated towel rail. Extractor. Frosted window to front aspect. Spot lighting.

**Parking**
The property benefits from an assigned parking space for one 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

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.













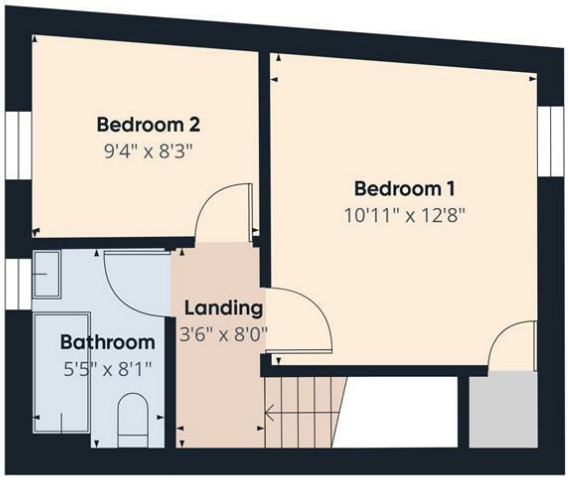








Floor 0




Floor 1




**Approximate total area**(1)

616 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.

GIRAFFE360

# Directions

From our Louth office head east along Eastgate for 250m then turn left at the junction onto Northgate. Follow the road around to the left and immediately after Northgate West car park turn left down a small side road called Northgate Place. The property can be found a short way along this road on the left hand side.

