



CHOICE PROPERTIES

Estate Agents

Biergate Cottage Main Road,
Louth, LN11 7BG

Price £150,000



Choice Properties proudly presents this charming cottage, which offers huge potential for buyers looking for a full renovation project, providing the chance to restore and redesign into a beautiful home tailored to your own style and needs. This exciting full renovation opportunity, offers generous accommodation throughout. The property includes four bedrooms, one en-suite, a spacious entrance, multiple living areas, and a separate utility, making it an ideal project for those looking to create a substantial home to their own specification. ****A RECENT SURVEY ON THIS PROPERTY HAS BROUGHT UP SUBSTANTIAL STRUCTURAL ISSUE, ONLY CASH BUYER ADVISED TO VIEW****

Offering generous renovation potential, this property comprises of :-

Entrance

10'4" x 12'

This spacious, bright entrance hall offers access to the living room, kitchen/dining area, and Bedroom 3, with stairs leading to the first floor. It also features under-stairs storage, a radiator, and a tiled fireplace.

Living Room

14'10" x 18'11"

The living room is filled with natural light, featuring double PVC doors opening to the garden and an additional window. It also benefits from two radiators, a marble-base fireplace, and a TV aerial.

Kitchen / Dining Area

13'3" x 19'4"

The kitchen diner offers ample cabinet space and includes an electric cooker, two radiators, and a fireplace. The fuse box is also conveniently located within this room.

Utility

11' x 6'10"

The utility room is accessed via the kitchen and provides an external door for entry and exit. It houses the oil-fired Potterton boiler and includes a sink with space for a washer/dryer.

Landing

15'8" x 2'11"

The landing is accessed via the stairs and provides access to Bedrooms 1, 2 and 4, as well as the main bathroom and loft. A window allows in plenty of natural light.

Bedroom 1

14'11" x 13'8"

The master bedroom features two large windows, a large radiator, and ample space for a king-size bed and fitted wardrobes.

Bedroom 2

13'6" x 12'1"

Bedroom 2 features two fitted wardrobes, a radiator, and a window.

Bedroom 3

14'5" x 10'3"

Bedroom 3, accessed from the ground-floor entrance, includes a radiator, a window, and an open-plan en-suite.

Ensuite

The en-suite features a three-piece suite, including a bath, WC, wash hand basin, along with a heated towel rail. It also has a window and tiled floors and walls.

Bedroom 4

8'5" x 8'8"

Bedroom 4 includes a window, radiator, and above-stair storage, with enough space for a single bed and additional furniture.

Bathroom

14'9" x 4'9"

The family bathroom houses the hot water tank within a linen cupboard and features a three-piece suite, including a bath with overhead shower, WC and wash hand basin. It also includes a window and a radiator.

Gardens

Spacious gardens surround the front and sides of the property, offering plenty of potential for gardening enthusiasts or those needing ample parking, with all boundaries fully secured by fencing.

Driveway

The driveway, accessible via wooden front gates, provides space for three cars with ease and could potentially accommodate even more with the garden cleared.

Structural Issues

A recent survey has shown that this property has serious structural issues hence the price it is marketed at. Due to these issues the property will be unmortgageable so only cash buyers are advised to view.

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 C. Amount payable 2025/26 - £1899.56

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

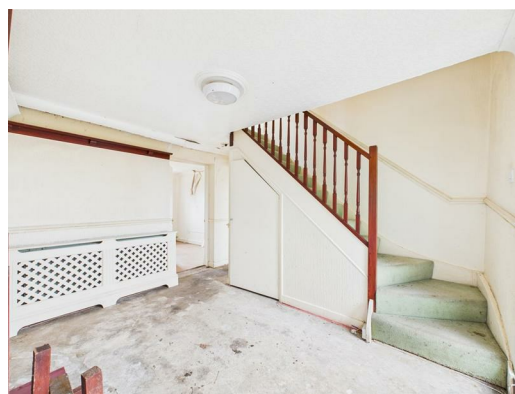
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.







Approximate total area⁽¹⁾
924 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

Floor 0

Directions

Exit Louth via Keddington Road and continue until you reach the village of Alvingham where you take your first left onto Yarburgh Road. Continue on this road for 1.5 miles then turn right onto King Street. Continue along for 3 miles then turn left on Conisholme Road. Continue for 1km then turn left onto Biergate. The property can be found immediately on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

