CHOICE PROPERTIES
Estate Agents

96 Upgate,
Louth, LN11 9JN

Reduced To £225,000

It is a pleasure for Choice Properties to offer for sale this most spacious and characterful three bedroom town house, occupying an ideal position just moments away from the local amenities in the thriving market town of Louth. This impressive property offers ample living space throughout as well as a unique split-level garden and courtyard. Early viewing is certainly advised!

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Benefitting from gas central heating with a boiler approximately 10 months old, this spacious accommodation comprises:-

Entrance Hall
Wooden front entrance door. Cupboard housing the electric consumer unit and meter. Staircase to the first floor landing. Doors to:

Reception Room
Light and airy reception room with log burning stove set into a brick feature fireplace with a tiled hearth. TV aerial point. Double sliding doors to:

Dining Room
With an open fireplace set in feature surround with tiled hearth and wooden mantle. uPVC patio doors leading to the garden.

Kitchen
Fitted with a range of base units with work surfaces over, resin sink unit and drainer with mixer tap, space and plumbing for a washing machine, space for a freestanding fridge/freezer, cooker space with extractor hood over.

Downstairs WC
Located under the staircase. Fitted with a wc and hand wah basin.

First Floor Landing
Doors to:

Bedroom 1
Spacious double bedroom.

Bedroom 2
Spacious double bedroom.

Bedroom 3
Ideal guest bedroom or office space.

Bathroom
Fitted with a stylish three piece suite comprising a walk in shower enclosure, roll top bath tub and pedestal hand wash basin.

WC
Fitted with wc and hand wash basin set into vanity unit.

Garden/Courtyard
To the rear of the property is a unique garden, split over two levels and enclosed by brick walls to either side. From the dining room patio doors, you will enter the lower level courtyard garden, ideal for a keen gardener or for outdoor dining. From there, the steps lead up to the higher level which boasts an impressive decked seating area with the useful addition of a number of outbuildings including a timber summerhouse with glazed doors and windows.

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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

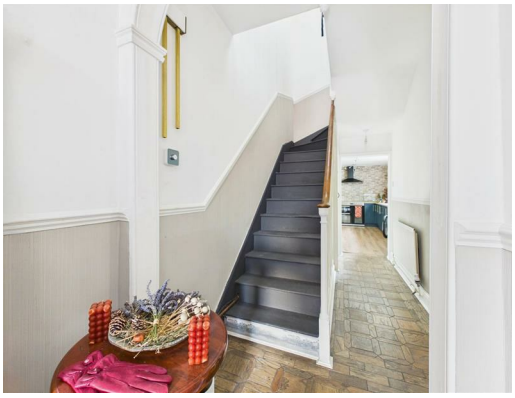
Opening Hours

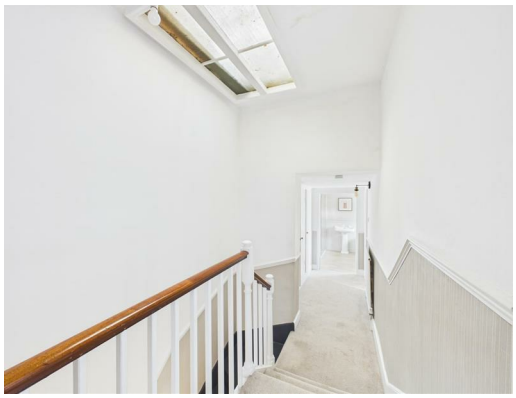
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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)

1121 ft²

Reduced headroom

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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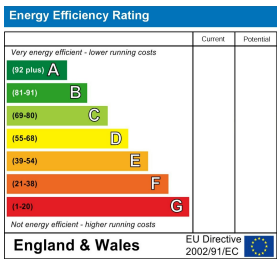
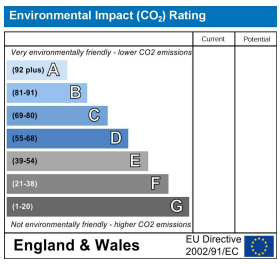
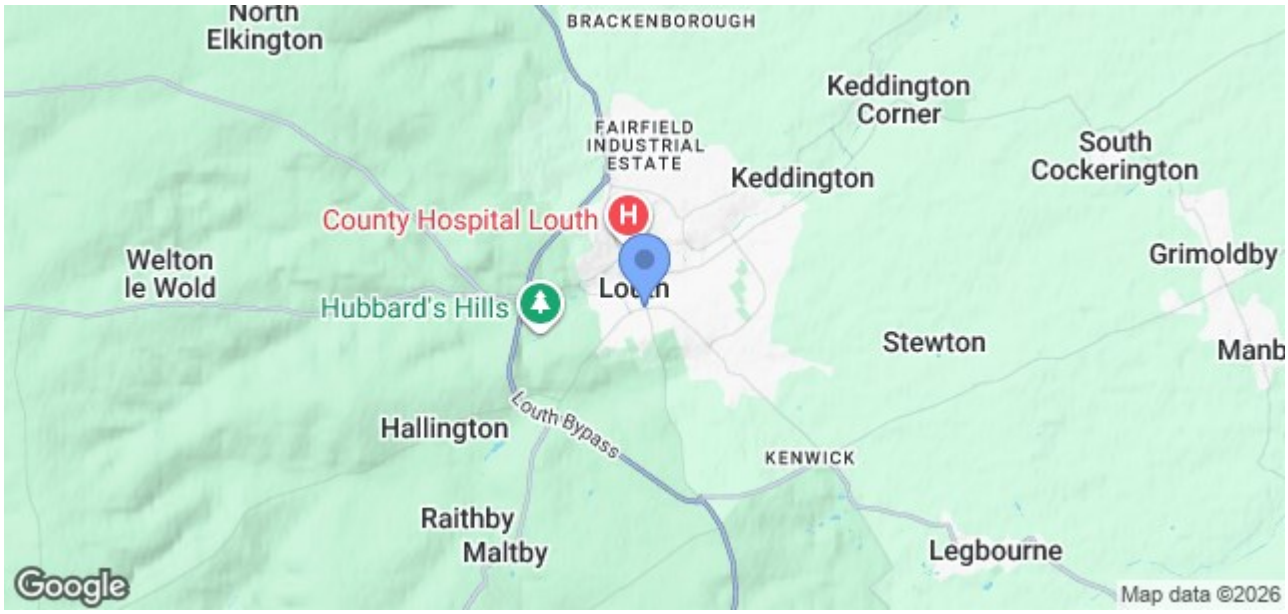
Directions

Take a right out of our office door and head along Mercer Row to the end of the road, take a left here on to Upgate and No 96 is on your right hand side before you reach the traffic lights.