



# CHOICE PROPERTIES

*Estate Agents*

194 Eastgate,  
Louth, LN11 9AG

Price £285,000



Choice Properties are delighted to offer this charming three-bedroom character home, just a short walk from the heart of Louth. The property combines period features with modern living, comprising a spacious reception area, fitted kitchen, three bedrooms, and a family bathroom. Outside, there is allocated parking and a private low-maintenance garden. Perfectly positioned to enjoy all that Louth has to offer, including independent shops, cafes, restaurants, and weekly markets, this home is ideal for families or professionals seeking a central yet tranquil location.

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and well maintained accommodation comprises:-

### **Hallway**

5'2" x 24'11"

You enter the property into an abundantly bright hallway, full of character features including coving and decorative light cornices. The space is tastefully and neutrally decorated with tiled flooring. From here there is access to the staircase, both reception rooms and the kitchen. The electric consumer unit is also located here.

### **Living Room**

10'10" x 15'6"

The living room offers plenty of space for furniture and features a range of decorative character details, including coving, cornices and a granite fireplace, with a real gas flame. Wood effect flooring runs throughout, while a bay window provides excellent natural light and is fitted with plantation shutters.

### **Dining Room**

10'1" x 13'8"

The dining room is also very spacious, continuing the high ceilings found throughout the property. Character features include coving and a decorative cornice. The room benefits from oak flooring and double PVC doors opening out to the rear garden, allowing plenty of natural light. There is a radiator in this room.

### **Kitchen**

8'10" x 15'4"

The kitchen offers plenty of cabinet and worktop space, with both floor and wall-mounted painted oak units finished in tasteful neutral colours. There are four large pan drawers, providing excellent storage for cookware, and a ceiling-to-floor integrated fridge. Integrated appliances also include a dishwasher and extractor fan. The room features tiled flooring and a window above the sink, allowing for plenty of natural light.

### **Utility**

6'7" x 8'10"

The utility room flows on from the kitchen and features matching cabinets and tiled flooring. A full wall of units provides excellent storage, ideal for use as a pantry or for general household storage. There is an integrated floor to ceiling, frost-free freezer, along with space for your own washer and dryer. The Worcester boiler is also located here, and a PVC door provides access to the rear of the property.

### **Bathroom (Downstairs)**

8'6" x 6'3"

The downstairs bathroom features a five-piece suite comprising a bath, separate standing shower, hand basin, W.C. and bidet. The walls are half tiled, and the room also benefits from a window providing natural light and a heated towel rail.

### **Landing**

5'7" x 10'0"

The landing continues the high ceilings and character features found throughout the property. A skylight provides natural light, and the space is decorated neutrally with cream carpets. There is access from here to the large loft, which is fully insulated and boarded. It also benefits from full electrics, a thermal glass skylight, and pull-down ladders.

### **Bedroom 1**

14'11" x 13'1"

The main bedroom is very spacious, offering plenty of room for a king-size bed along with additional furniture. The room is finished with neutral carpets and benefits from dual-aspect windows, allowing plenty of natural light.

### **Bedroom 2**

10'4" x 13'8"

Bedroom two is also a spacious double room, finished with neutral carpets and featuring a large window that fills the room with natural light.

### **Bedroom 3**

8'11" x 7'7"

Bedroom three is a versatile space, suitable as a single bedroom, office, dressing room or other use. A large window provides plenty of natural light.

### **Shower Room (Upstairs)**

5'8" x 7'1"

The upstairs bathroom features a four-piece suite comprising a standing shower, bidet, hand basin and W.C. The walls are half-tiled to match the downstairs bathroom, and the room also includes a heated towel rail and a window for natural light.

### **Gardens**

The back garden is fully enclosed with fencing, providing a secure and private space. It is south-facing, enjoying sun from dawn to dusk. The garden is arranged over two levels, with a large patio area and a lawn at the far end. There are three external power points for added convenience. A useful garden shed with electric lighting is also included, and there is an external security light. A rear gate provides access to the parking area behind the property.

### **Parking**

At the rear of the property, there is a private driveway with two spacious parking spaces. This is accessed via a small side street a short distance from the house.

### **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](http://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**

Viewing by appointment through Choice Properties Louth on 01507 860033.

### **Opening Times**

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

Approximate total area<sup>m</sup>  
1194 ft<sup>2</sup>



Floor 1



(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

If you are coming from Louth Town Centre direction, and put the postcode LN11 9AG into your sat-nav, it will take you to the correct part of Eastgate. The property will be on your right.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

