CHOICE PROPERTIES

Estate Agents

3 Mews Cottage James Street, Louth, LN11 0JW

Reduced To £159,000



Choice Properties are delighted to bring to market this recently refurbished two bedroom mid-terraced house situated on James Street located on the heart of the thriving market town of Louth. The property benefits from a bright and modern interior which features a kitchen, a spacious living room, two double bedrooms, and a family bathroom. To the exterior, the property boasts a decking area, a summer house, and parking space for two vehicles. Conveniently located a short walk from Louth town centre and all the amenities that it has to offer, early viewing is highly advised. The property further benefits from being available with No Onward Chain.

With the additional benefit of gas fired central heating, the beautifully presented and recently refurbished internal living accommodation comprises:-

Hallway
3'6 x 9'7
With hardwood entrance door. Internal doors to living room and kitchen. Herringbone flooring. Staircase leading to first floor landing. Radiators. Power points.

Living Room
10'7 x 22'0
Spacious living space with dual aspect windows. Beamed ceilings. Radiators. Power points. Tv aerial point. Telephone points.

Kitchen
7'10 x 10'5
Fitted with modern shaker style wall and base units with work surfaces over. Integral oven. Four ring induction hob with splashback over. Single bowl sink with mixer tap and drainer. Integral dishwasher. Breakfast bar. Serving hatch leading to living room. Integral fridge freezer. Power points. Internal door to rear porch.

Rear Porch
7'9 x 3'9
With uPVC windows to all aspects. External uPVC door leading to outside space. Plumbing for washing machine.

Landing
6'1 x 4'9
Internal doors to all first floor rooms. Access to loft via loft hatch. Built in storage cupboard with fitted shelving.

Bedroom 1
13'4 x 10'6
Spacious double bedroom with large window to front aspect. Radiator. Power points.

Bedroom 2
8'2 x 10'5
Double bedroom with large uPVC window to front aspect. Radiator. Power points.

Bathroom
6'11 x 5'4
Modern bathroom fitted with a three piece suite comprised of a panelled bath with waterfall matte black mixer tap with fully tiled shower over with rainfall and traditional shower attachments, a push flush wc, and a pedestal wash hand basin with matte black waterfall mixer tap. Electric shaver points. Frosted uPVC window to rear aspect. Fully tiled walls. Tiled flooring. 'Worcester' gas combi boiler in box unit.

Garden
To the rear, the property benefits from its own outdoor space which is currently home to a raised decking area ideal for outdoor seating and a summer house surrounded by various plants and shrubs which and life and colour to the space.

Parking
To the rear of the property are parking spaces for two vehicles.

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

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 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 gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction for you.

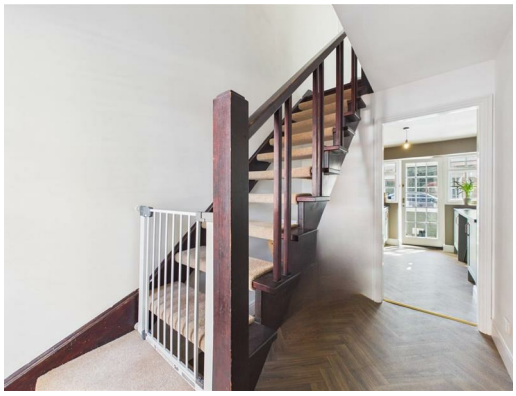
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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.







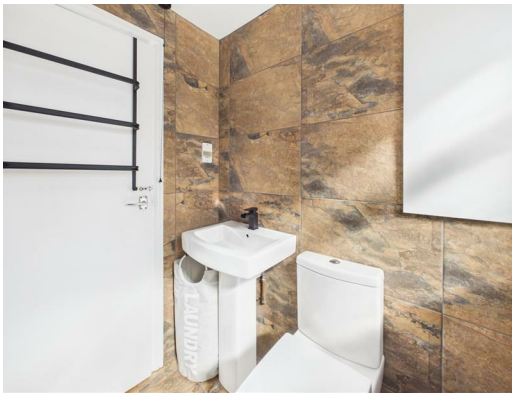





















Floor 0



Floor 1



Approximate total area(1)

703 ft²

Reduced headroom

12 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

From our Louth office head east along Eastgate for 250m then turn left at the junction onto Northgate. Follow the road round to the left and then take you first right onto Eve Street, then take the first right again onto James Street. The property can be found towards the end of the road on the right hand side.

