



CHOICE PROPERTIES

Estate Agents

5 St. Michaels Road,
Louth, LN11 9DA

Price £120,000



Choice Properties are delighted to bring to market this superb two bedroom mid-terrace house situated on St Michael's Road nestled in a sought after position in the heart of the thriving market town of Louth. The property benefits from having a bright interior which features a living room, kitchen, shower room, two bedrooms, and a separate wc. To the exterior, the property benefits from a generously sized laid to lawn rear garden and a brick built outbuilding. Occupying an ideal location within walking distance of the town centre, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating, the bright internal living accommodation comprises:-

Living Room

11'10 x 10'4

With hardwood entrance door. Two built in storage cupboards. Radiator. Power points. Sash window to front aspect. Internal hardwood door leading to kitchen.

Kitchen

11'10 x 9'8 (to furthest measurement)

Fitted with a range of wall and base units with work surfaces over. Four ring gas hob with extractor hood over. One and a half bowl stainless steel sink with mixer tap and drainer. Integral oven. Plumbing for washing machine. 'Ideal' gas combi boiler. Internal door to shower room. Part tiled walls. Staircase leading to first floor landing. External door leading to rear garden.

Shower Room

6'5 x 2'11

Fitted with a fully tiled shower cubicle and a pedestal wash hand basin. Part tiled walls. Extractor.

Landing

5'3 x 5'8

Cottage style doors to all first floor rooms. Access to loft via loft hatch.

Bedroom 1

10'8 x 10'2

Double bedroom fitted with an original feature fireplace. Window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 2

6'2 x 7'9

With built in wardrobes with sliding doors. Window to rear aspect. Radiator. Power points.

WC

2'8 x 4'1

Fitted with a low level wc. Window to rear aspect.

Gardens

The property benefits from a fully enclosed and predominantly laid to lawn rear garden with fencing to the perimeter. The garden is lined with various plants and shrubs which add life and colour to the garden space. Immediately to the rear of the property is a small patio area, there is then a footpath that stretches from this patio to the rear end of the garden where a brick built outbuilding and a log store can be found.

Parking

The property has no private parking but on the road parking is available directly to the front of the property.

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.

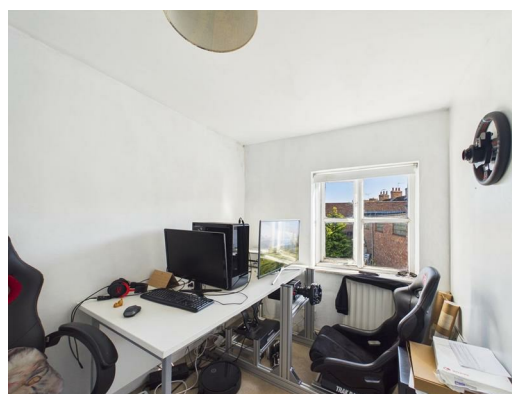
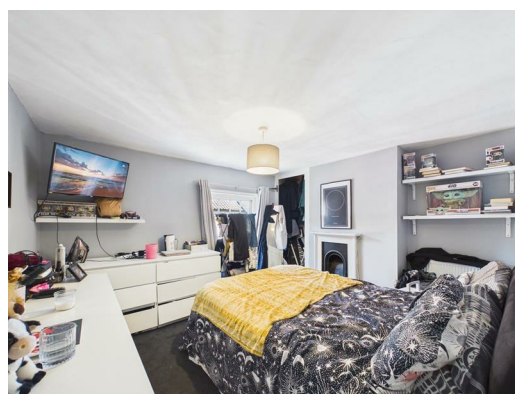
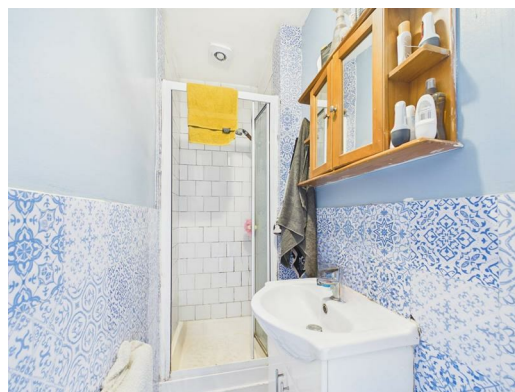
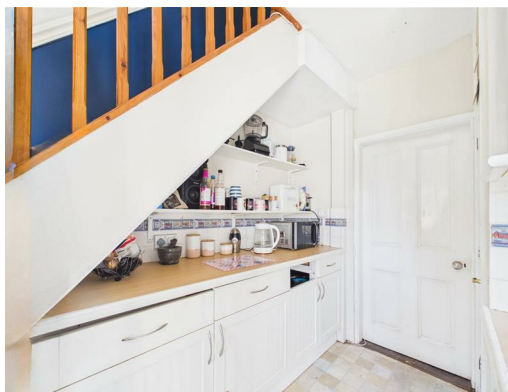
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer

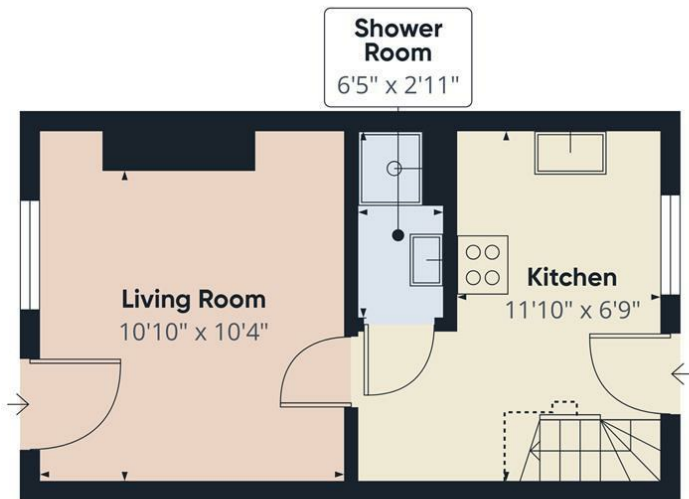
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

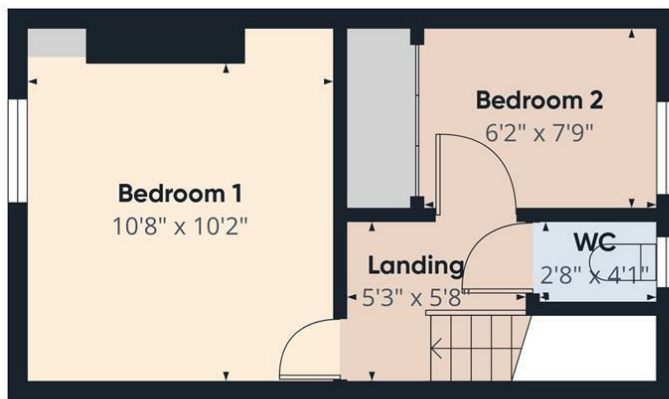
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

447 ft²

Reduced headroom

5 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 until you reach the roundabout where you head right onto Church Street. Continue for 400m then turn right onto St Michael's Road. The property can be found half way along this road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		71	
(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	

