



CHOICE PROPERTIES

Estate Agents

89 Newmarket,
Louth, LN11 9EG

Price £89,950



Choice Properties is proud to offer this terraced home in the heart of Louth, close to all local amenities and the town centre. Offering huge potential, it's perfect for investors or first-time buyers looking to put their own stamp on. With flexible living space and scope for improvement, this property presents a fantastic opportunity to create your ideal home.

The well laid out accommodation comprises:-

Reception Room

9'10" x 10'8"

You enter the property into the reception room, featuring a gas fireplace with storage either side. A large front-facing window floods the room with natural light, creating a bright and welcoming space.

Bathroom

6'8" x 6'5"

The downstairs bathroom features a three-piece suite, comprising a WC, hand basin, and bath. It includes an extractor fan and offers great potential for further improvement or customization.

Kitchen

15'0" x 3'1"

The kitchen benefits from a large window that floods the space with natural light and offers ample room for cabinets and worktops, providing huge potential for customization or enhancement.

Landing

3'1" x 2'5"

The landing provides access to both bedrooms.

Bedroom 1

10'2" x 12'3"

The main bedroom offers ample space for a double bed and additional furniture, with a front-facing window providing plenty of natural light.

Bedroom 2

9'2" x 9'3"

Bedroom two houses the hot water tank, with additional space for storage above, and has a window that provides light. Space for a single bed and extra furniture.

Garden

The back garden is courtyard-style, featuring an outside toilet and a brick outbuilding, with fencing on both sides of the boundary.

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.

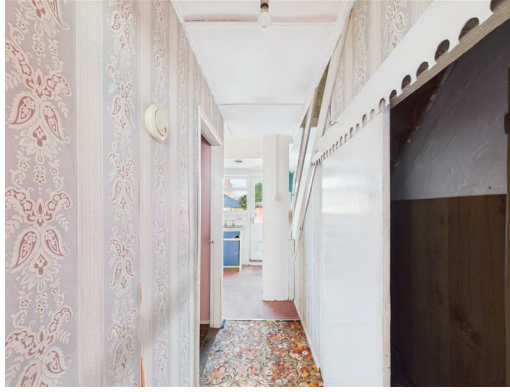
Saturday 9.00 a.m. to 3.00 p.m.

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.



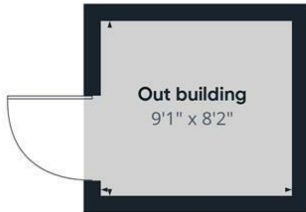




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

572 ft²

Reduced headroom

11 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.

GIRAFFE360

Directions

If you put the postcode LN11 9EG into your satnav, the property is on the same side as the Esso petrol station.

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	

