CHOICE PROPERTIES

Estate Agents

48 Stewton Lane, Louth, LN11 8SB

Reduced To £264,995



Positioned in the sought-after area of Stewton Lane, Louth, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Recently refurbished, the property boasts a modern kitchen and bathroom, alongside upgraded electrics and a new heating system, ensuring comfort and convenience.

With three well-proportioned bedrooms, there is ample space for family living or the possibility of creating a home office.

This property is ideally located, offering easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of tranquillity and convenience.

The Property Ombudsman
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With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously proportioned internal living accommodation comprises:-

Front entrance door to:

Living Room
18'8" x 13'10"
Multi fuel burner. Radiator. Staircase to the first floor landing. Understairs storage cupboard housing the electric meter and consumer unit. Wall and ceiling lights. Door to:

Kitchen
18'6" x 10'8"
Newly fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and hob. Plumbing for washing machine. Spot lighting. Smoke alarm. Side door leading out to the driveway and gardens.

Landing
Access to the loft area. Doors to:

Bedroom 1
13'11" x 9'5"
Radiator.

Bedroom 2
10'9" x 10'5"
Radiator. Fitted storage cupboard.

Bedroom 3
10'5" x 5'7"
Radiator.

Bathroom
10'8" x 7'1"
With newly fitted four piece white bathroom suite which consists of a panelled bath, large shower enclosure with mixer shower, was hand basin and w.c. Chrome heated towel rail. Extractor fan. Spot lighting.

Driveway
Spacious driveway space with ample parking for several vehicles.

Gardens
Lawned gardens to the front, side and rear of the property. The newly fitted, oil -fired Worcester boiler is located here.

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.

Services
Mains water and electric are supplied.
Heating is via Oil.
Drainage is private.

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 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.












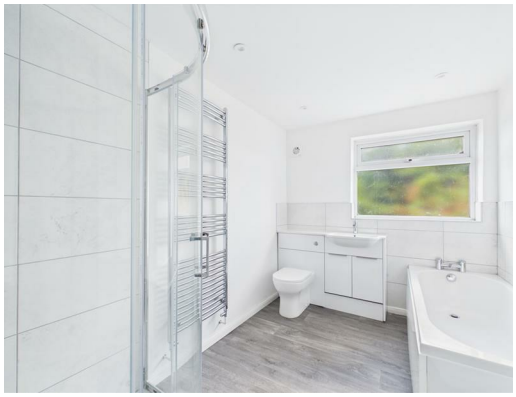









Floor 0



Floor 1



Approximate total area(1)

872 ft²

(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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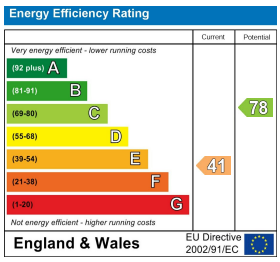
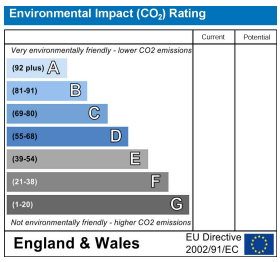
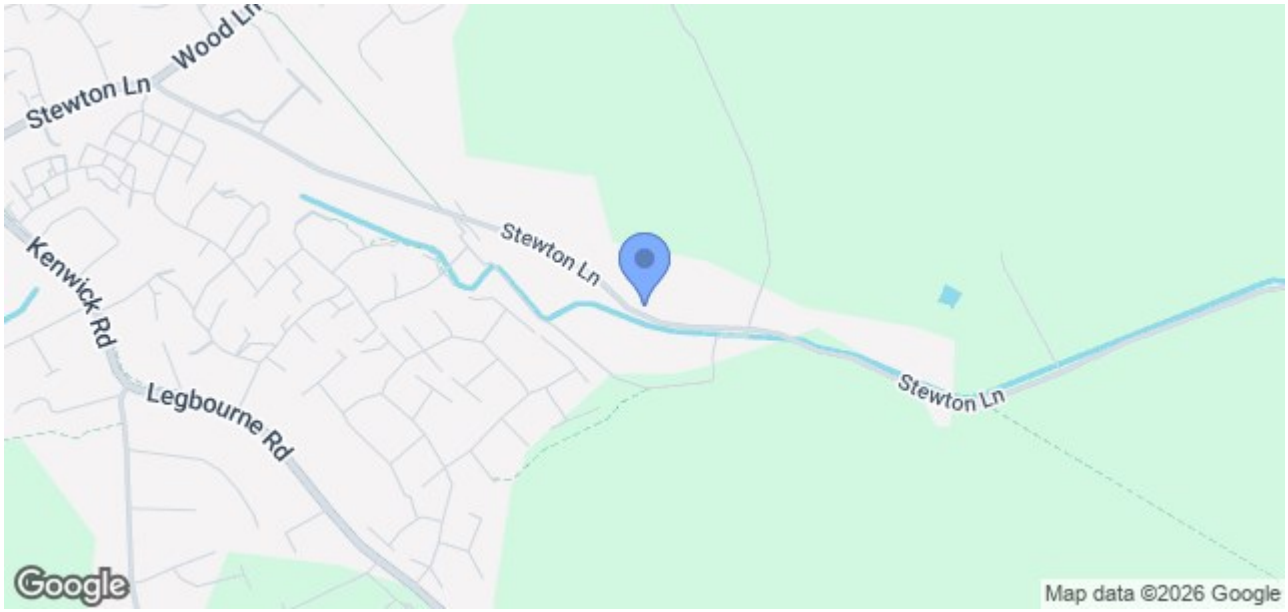
Directions


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
78
41
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


Stewton Ln
Wood Ln
Kenwick Rd
Legbourne Rd
Stewton Ln
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Keddington Corner
FAIRFIELD INDUSTRIAL ESTATE
Keddington
South Cockerington
South Elkington
Grimoldby
Hubbard's Hills
Louth
Stewton
Manby
Louth Bypass
Hallington
Froghall Fisheries & Lodges
Little Carlton
Raithby
Maltby
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