CHOICE PROPERTIES

Estate Agents

2 Cornish Way, Louth, LN11 0GS

Reduced To £160,000



Choice Properties are pleased to offer this well-presented two-bedroom coach house, ideally located in the popular market town of Louth, just a five-minute walk from the town centre. The property is close to a wide range of local amenities and benefits from an integral garage, allocated parking and versatile open-plan living accommodation. All furniture is also negotiable as part of the sale.

The Property Ombudsman
naea | propertymark PROTECTED

Offering well-presented accommodation throughout, this two-bedroom coach house benefits from an integral garage, allocated parking and open-plan living, with all furniture negotiable as part of the sale:-

Entrance Hallway
5'5" x 3'2"
The entrance hall features hardwearing carpet at the entrance, with grey carpeting continuing to the stairs and neutral walls throughout. A radiator and alarm system box are provided, with a door leading directly into the integral garage.

Landing
4'9" x 9'10"
The landing is finished with grey carpeting and white walls, with a radiator providing heating. Loft access is provided via a pull-down ladder, with the loft being part-boarded and benefiting from a loft light.

Open Plan Kitchen/Dining/Living Room
17'10" x 12'0"
The open-plan kitchen, dining and living room provides a versatile space with neutral flooring throughout. The kitchen features light wood-effect wall and base units, an integrated sink, oven, hob and extractor fan, along with good worktop space. The dishwasher and fridge freezer will remain as part of the sale, while the Baxi combination boiler is also located within the room. The remainder of the space provides ample room for both dining and living areas, with dual-aspect windows providing plenty of natural light and two radiators.

Bedroom 1
10'11" x 9'2"
Bedroom One is a comfortable double bedroom featuring fitted double wardrobes and a large front-facing window. Finished with neutral décor, the room also benefits from a radiator.

Bedroom 2
10'10" x 9'6"
Bedroom Two is also a comfortable double bedroom, offering space for additional furniture. The room features a window, radiator, and neutral décor throughout.

Bathroom
6'9" x 5'7"
The bathroom comprises a three-piece suite including a W.C., hand wash basin, and shower over the bath. The area around the shower is fully tiled, with half-tiled walls around the basin, complemented by neutral walls and flooring.

Garage
17'10" x 8'11"
The spacious garage provides ample room for a car alongside additional storage space. The consumer unit is located within, with plumbing also provided for a washing machine.

Parking Space
The property benefits from one allocated parking space, located to the right-hand side of the property and being the middle space of a row of three.

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.

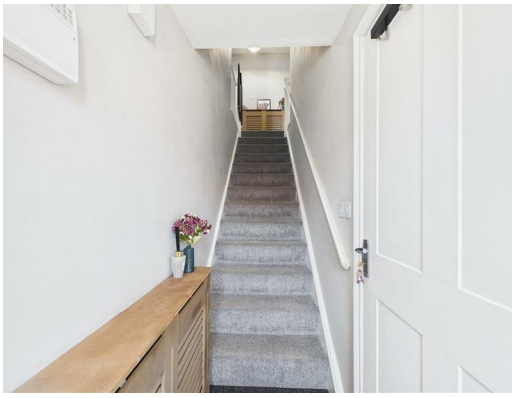
Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 3:00pm

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.

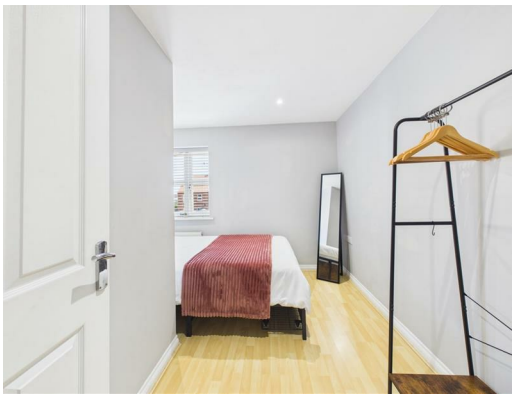
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

739 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

Please use the post code LN11 0GS, this will take you to the property.

