



Trinity Lane | Louth |

Asking Price: £159,950



When it comes to
property it must be


lovelle



SUMMARY

- Short Walk From The Town Centre
- 3 Bedrooms
- Lounge Area open to a Dining Area
- Kitchen Diner
- Ground Floor Bathroom
- Rear Porch / Sun Room
- Enclosed Rear Gardens
- Possibility Of Off Road Parking

DESCRIPTION

Located a short walk from the market town centre of Louth is this three bedroom townhouse. The property benefits from open plan living downstairs and stretches over three stories incorporating the third bedroom in the form of a loft conversion. With the possibility of adding off road parking this property is not one to be missed.



LOCATION

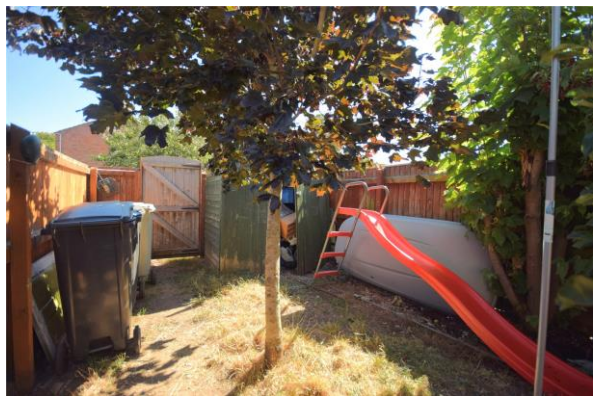
The market town of Louth is a few minutes walk away, The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service. Excellent schooling nearby.



DIRECTIONS

Leave Louth via Eastgate and proceed straight over both mini roundabouts. After passing the Priory Hotel on the left hand side turn right into Trinity Lane and the property is on the left hand side.





PARTICULARS OF SALE

Lounge Area: 10'10" x 12' (3.3m x 3.66m)

Hardwood entrance door and window to the front elevation. Coving to the ceiling. Telephone point. Radiator. Open through to the dining area.

Dining Area: 11'1" x 9'9" (3.38m x 2.97m)

Coving to the ceiling. TV aerial point. Spindle and balustrade staircase rising to the first floor accommodation. Radiator. Open through to the kitchen.

Kitchen: 9'6" x 11'7" (2.9m x 3.53m)

Sliding uPVC double glazed patio doors to the rear leading through to the rear entrance porch / sun room. Fitted solid wood base units with complementary worksurfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Plumbing for washing machine and dishwasher. Gas cooker point. Tiling to splash areas. Wall mounted Ideal logic gas fired central heating boiler. Exposed beams to the ceiling. Radiator. Additional door hardwood door to the side elevation again opening into the rear porch / sun room and another door through to the bathroom.

Bathroom: 5'5" x 5'1" (1.65m x 1.55m)

Window to the side elevation. Fitted with a three piece suite comprising of a panelled bath with electric Triton shower over, pedestal wash hand basin and a dual flush close coupled WC. Tiling to splash areas.

Rear Porch / Sun Room: 5'4" x 9'4" (1.63m x 2.84m)

UPVC double glazed door to the rear elevation leading to the garden.

First Floor Landing:

Doors leading to bedrooms one and two.

Bedroom One: 11'1" x 12' (3.38m x 3.66m)

Window to the front elevation. Radiator.

Bedroom Two: 8'11" x 10' (2.72m x 10')

Window to the rear elevation. Cupboard currently housing the hot water cylinder. Radiator. Door opening to an additional set of stairs leading to the second floor bedroom.

Bedroom Three: 11'2" x 11'1" (3.4m x 3.38m)

The third bedroom has pitched ceilings with a large Velux to the rear with great views towards the church. Additional uPVC double glazed window to the side elevation. Numerous wall lights. As you go up the stairs to the top floor bedroom there is a storage cupboard built in to the side.

Outside:

The rear garden is made up of two areas, one of which is a paved courtyard with a raised mature flower bed. Outside tap and external lighting.

If you follow on up the steps it opens to a lawned garden area which is host to an apple tree and timber garden shed. The perimeters are made up of high level timber fencing. To the bottom of the garden is a timber pedestrian gateway. The fencing to the rear could be taken down to allow the possibility of off road parking.

TENURE

The tenure of this property is Freehold.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent TC Property Louth Ltd., telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovele.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. TC Property Louth Ltd., their clients and any joint agents give notice that:-

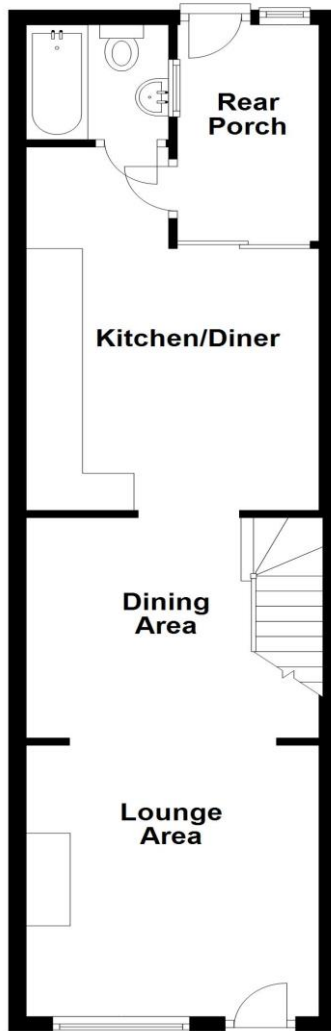
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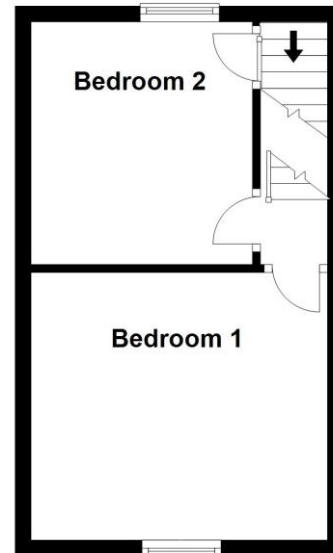
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

FLOOR PLANS

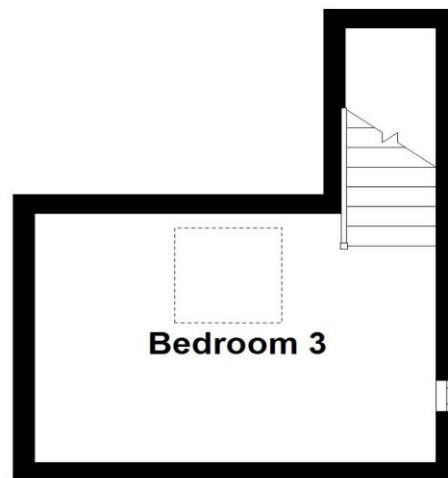
Ground Floor



First Floor



Second Floor



Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

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