CHOICE PROPERTIES
Estate Agents

153B Eastgate, Louth, LN11 9AJ

Price £435,000

Choice Properties are delighted to bring to market this superb four bedroom (one ensuite) detached house situated on Eastgate located in the heart of the thriving market town of Louth. The residence boasts capacious rooms and large windows throughout which create a bright and airy living space which features two reception rooms, a contemporary kitchen, a utility room, a downstairs wc, four double bedrooms (one ensuite), and a shower room. To the exterior, the property boasts a detached double garage, fully enclosed gardens, and an extensive tarmac driveway. Early Viewing Is Highly Advised.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
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The Property Ombudsman
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With the additional benefit of gas central heating and uPVC double glazing throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

Hallway
6'3 x 11'8
With composite entrance door. Staircase leading to first floor landing. Internal doors to the majority of ground floor rooms. Storage recess under stairs. Radiator. Power points. Thermsostat. Large storage cupboard housing the consumer unit.

Living Room
17'10 x 13'10
Spacious living room with large walk-in bay uPVC window to front aspect. Impressive fireplace with quartz hearth and stone brick surround. Dual aspect uPVC windows. Radiator. Power points. Tv aerial points. Large opening leading to sitting room.

Reception Room
13'7 x 9'8
With large sliding uPVC door leading to the patio. Radiator. Power points.

Kitchen
13'9 x 9'9
Fitted with a range of wall, drawer, and base units with work surfaces over. One and a half bowl ceramic sink with chrome mixer tap and ceramic drainer. Four ring 'Lamona' hob with pull out extractor hood over. Dual aspect uPVC windows. Space for breakfast table. Radiator. Power points. Internal door to utility room.

Utility Room
5'10 x 12'2
Fitted with base units with work surfaces over. Twin bowl stainless steel sink with mixer tap and drainer. 'Valliant' gas boiler. Plumbing for washing machine. Space for fridge freezer. Radiator. Power points. Part tiled walls large uPVC window to side aspect. External uPVC door leading to driveway.

Downstairs WC
2'10 x 7'5
Fitted with a low level wc and a pedestal wash hand basin. Part tiled walls. Radiator. Frosted window to side aspect.

Landing
5'9 x 13'6
Internal doors to all first floor rooms. Radiator. Power points. Large airing cupboard housing the hot water tank.

Bedroom 1
12'9 x 11'7
Double bedroom with a plethora of fitted wardrobe space. Large uPVC window to front aspect. Radiator. Power points. Tv aerial points. Internal door leading to ensuite shower room.

Ensuite Shower Room
8'2 x 4'1
Fitted with a three piece suite comprising of a fully tiled corner shower cubicle with two curved sliding shower doors and traditional shower attachment, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Spot lighting. Extractor. Electric shaver points. Frosted uPVC window to rear aspect.

Bedroom 2
9'10 x 10'0
Double bedroom with a plethora of fitted wardrobe space. Large uPVC window to front aspect. Radiator. Power points.

Bedroom 3
9'4 x 9'9
Double bedroom with uPVC window to front aspect. Radiator. PowerPoints.

Bedroom 4
6'6 x 13'7
Small double bedroom with uPVC window to side aspect. Radiator. Power points.

Shower Room
7'11 x 8'3
Fitted with a three piece suite comprised of a large shower cubicle with traditional and rainfall shower attachment with sliding shower doors, a wash hand basin set over vanity unit with chrome waterfall mixer tap, and a push flush wc. Chrome heated towel rail. Large frosted uPVC window to front aspect. Spot lighting. Fully waterproof panelled walls. Electric shaver points.

Garage
18'0 x 18'1
Spacious detached brick built double garage fitted with power and lighting and an up and over electric garage door. Pedestrian access door to side. Access to loft space via a loft hatch.

Gardens
The property boasts fully enclosed gardens to both the front and rear with fencing to the perimeter. The rear garden is predominantly laid to lawn but does feature a patio which provides an ideal space for outdoor seating and entertaining guests. The front garden is found adjacent to the driveway and is also laid to lawn. Both the front and rear garden further benefit from being lined with various plants, trees, and shrubs which add a plethora of life and colour to the garden space. The garden space also features outdoor power and water.

Driveway
Large tarmac driveway with a turning head providing off the road parking for multiple vehicles.

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

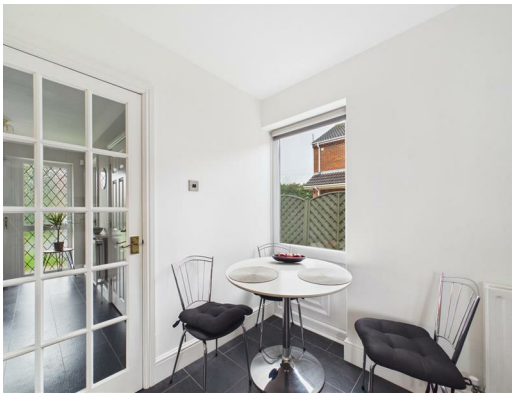
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - E.

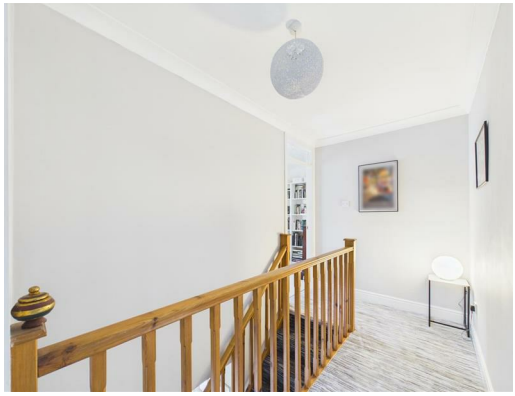
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

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)

1660 ft²

Reduced headroom

12 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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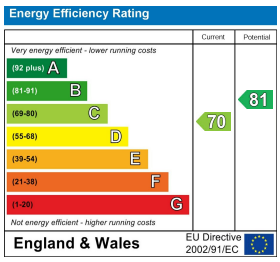
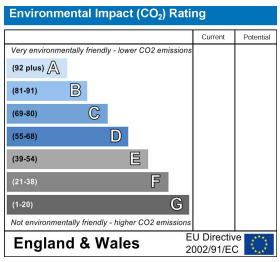
Directions

From our Louth office head east along Mercer Row which will merge into Eastgate. Continue and when you reach the double mini roundabout head straight on. Continue for a further 300m and you will find the property on your left hand side.