



# CHOICE PROPERTIES

## *Estate Agents*

3, The Terrace Stewton Lane,  
Louth, LN11 8RZ

Price £115,000



Choice Properties are delighted to bring to market this charming three bedroom terraced house situated on a over 60s development on Stewton Lane located in the thriving market town of Louth. The property benefits from range of support and security systems including emergency call buttons, garden maintenance, window cleaning, outdoor lighting, and home security alarms, all of which provide a greater peace of mind. Internally, the property features three bedrooms, two shower rooms, a kitchen, a living room, and a dining room. To the exterior, the property boasts a block paved driveway and communal garden space. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of external support systems and emergency call bells, the generously proportioned internal living accommodation comprises:-

### **Entrance Hall**

4'10 x 4'9

With uPVC entrance door. Staircase leading to first floor landing with stairlift. Heater. Storage cupboard with fitted shelving. Console for security alarm system.

### **Living Room**

16'3 x 11'7

Fitted with an electric feature fireplace with quartz hearth and marble effect surround. Power points. Heater. Tv aerial points. Telephone point. Two uPVC windows to front aspect. Door to hallway.

### **Hallway**

2'10 x 7'1

Internal doors to shower room, kitchen, dining room, and living room.

### **Kitchen**

9'8 x 6'6

Fitted with wall and base units with work surfaces over. Four ring electric hob with pull out extractor hood and mosaic tiled splashback over. Single bowl stainless steel sink with mixer tap and drainer. Part tiled walls. Integral oven. Space for fridge freezer. uPVC external door leading to garden. Inset spot lighting. Power points.

### **Dining Room**

11'4 x 11'7

With uPVC window to rear aspect. Space for dining room table. Power points. Heater.

### **Downstairs Shower Room**

10'5 x 6'1

Fitted with a three piece suite comprising of a fully tiled shower cubicle with electric shower, a low level wc, and a wall mounted wash hand basin with single taps and tiled splashback. Inset spot lighting. Plumbing for washing machine. Heated towel rail. Wall mounted storage cupboard. Extractor.

### **Landing**

6'6 x 7'1

Internal doors to all first floor rooms. Access to loft via loft hatch. Power points.

### **Bedroom 1**

13'11 x 11'8

Large double bedroom with uPVC window to front aspect and Velux window. Plethora of fitted storage space. Heater. Power points. Tv aerial point. Telephone point.

### **Bedroom 2**

6'9 x 11'4

Double bedroom with Velux window. Power points.

### **Bedroom 3**

7'10 x 6'9

Single bedroom with Velux window. Under eaves storage. Power points.

### **Shower Room**

5'6 x 6'5

Fitted with a three piece suite comprising of a shower cubicle with traditional shower attachment over, pedestal wash hand basins with single taps, and a push flush wc. Part tiled walls. Wall mounted storage units. Velux windows. Inset spot lighting. Heated towel rail. Extractor.

## **Garden**

The property is located in the grounds of Stewton House Nursing Home which is expertly maintained by professional landscapers. The gardens are all communal but behind the property is laid to lawn area designated to the property which is an ideal location for outdoor furniture to be placed.

## **Driveway**

Block paved driveway to the front of the property providing off the road parking for a vehicle.

## **Further Information**

- Only Available For Over 60s
- Annual Service Charge of £1068 Is Paid To The Nursing For The Added Support That Is Provided With The Property Including: Emergency Call Bells, Garden & Maintenance, Window Cleaning, and External Lighting & Maintenance.
- No Pets Allowed
- uPVC Double Glazing Throughout
- Electric Central Heating

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing 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.

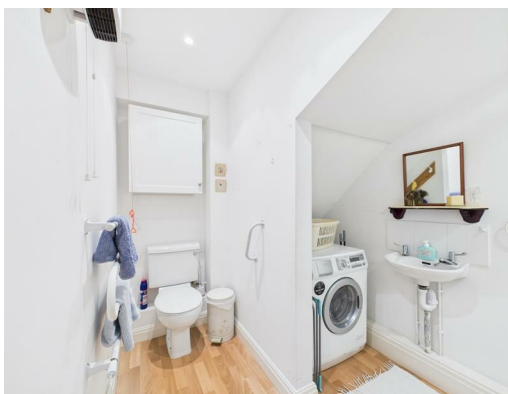
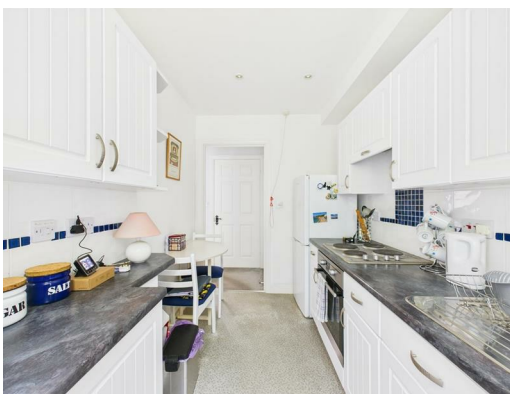
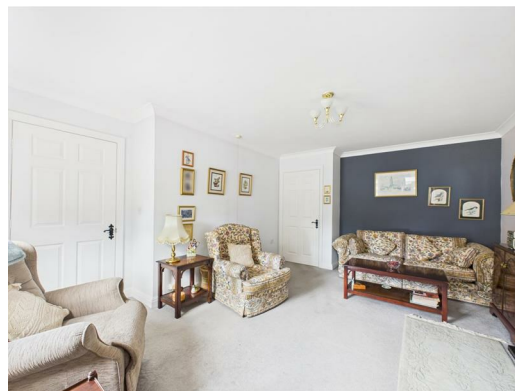
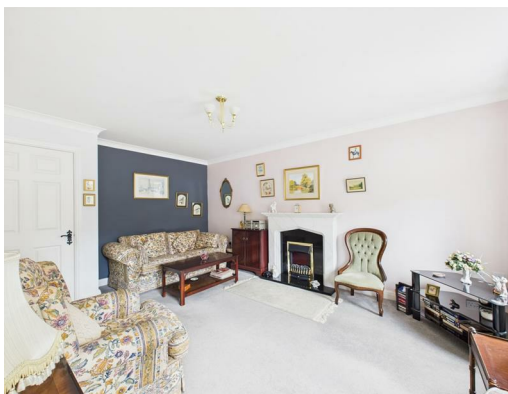
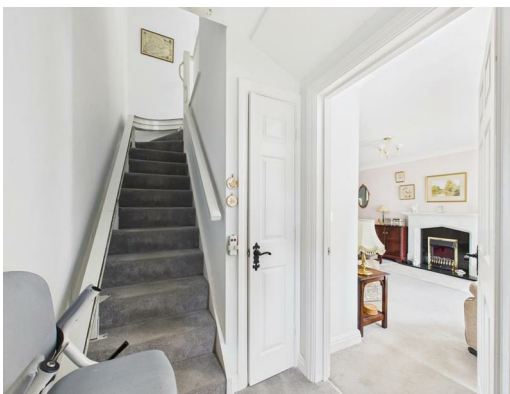
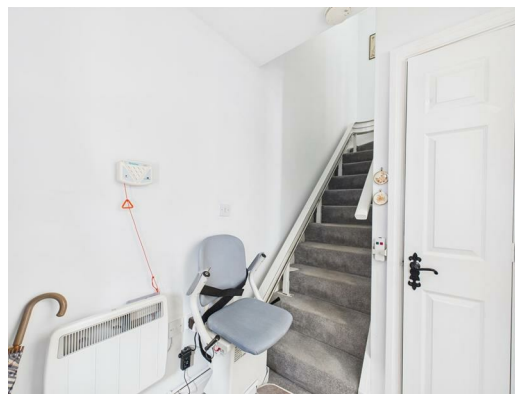
## **Making An Offer**

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.

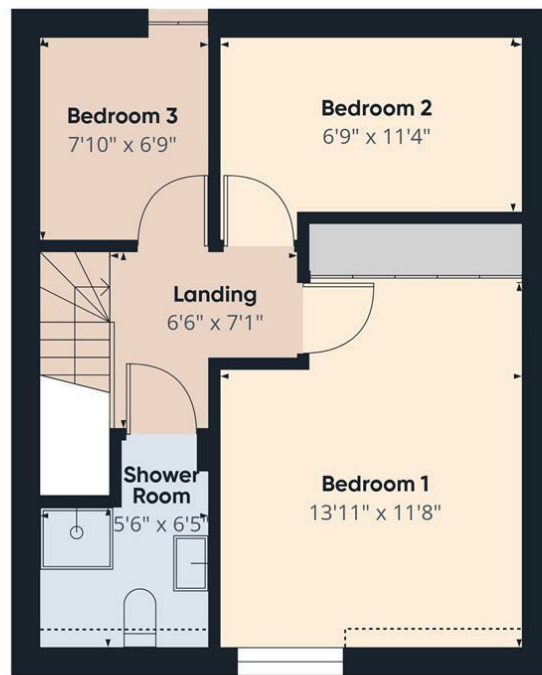
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

880 ft<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>

(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 St James' Church head south along Upgate until you reach the crossroads at the traffic lights where you head left onto Newmarket. Continue on this road for 900m then turn left onto Stewton Lane and then take your first right to continue on Stewton Lane. Take your first left towards Stewton House Nursing Home and continue past the nursing home and the property can be found directly in front of you.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

