



# CHOICE PROPERTIES

*Estate Agents*

3 Newbridge Hill,  
Louth, LN11 0NQ

Price £189,950



Choice Properties are delighted to bring to the market this stylish four bedroom end terrace house which has undergone extensive renovations by the current seller to a high specification throughout. This modern family home further benefits from two reception rooms, impressive basement creating versatile usage and has a privately enclosed courtyard garden to the rear. Perfectly positioned just a short walk from the town centre and local amenities, early viewing is most highly advised!

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

### **Hallway**

9'1" x 5'7"

A welcoming entrance hall with high ceilings that enhance the sense of space and light. The area is beautifully decorated and well maintained, with stairs leading to the first-floor landing and access to the cellar. Wall-mounted thermostat controls provide convenient temperature management.

### **Kitchen**

13'6" x 7'1"

Fitted with a range of wall and base units with worktops over, providing ample storage and workspace. Features include a stainless steel sink with drainer, cooker point, and a wall-mounted Vokèra gas boiler (approximately two years old). The kitchen also benefits from a built-in storage cupboard and doors leading to the pantry and garden.

### **Pantry/Utility room**

4'9" x 5'3"

A spacious pantry that also serves as a utility area, offering ample storage and versatile space for kitchen essentials and household tasks.

### **Reception room**

12'9" x 12'5"

A light and airy reception room enjoying a window to the front aspect, allowing plenty of natural light to fill the space. The room features built-in storage cupboards and a stunning fireplace that serves as a beautiful focal point.

### **Dining room**

12'1" x 12'4"

A spacious dining area featuring high ceilings and a large window that fills the room with natural light. The space also includes built-in storage for added convenience.

### **Basement**

12'9" x 12'6"

A functional basement with power and lighting, including an emergency exit. It can also be used as an additional reception room or guest bedroom, offering versatile space.

### **Landing**

3'3" x 7'1"

A bright landing with loft access and doors leading to Bedrooms 1, 2, and 3, as well as the family bathroom.

### **Bedroom 1**

12'10" x 13'4"

A spacious double bedroom featuring double windows to the front aspect, allowing abundant natural light. The room also includes built-in storage cupboards for convenience.

### **Bedroom 2**

12'0" x 10'2"

A spacious double bedroom overlooking the rear garden, offering a peaceful and bright retreat.

### **Bedroom 3**

12'9" x 8'10"

A spacious double bedroom featuring a built-in storage cupboard, providing both comfort and practical storage space.

## **Bathroom**

8'3" x 11'8"

A modernised bathroom featuring a freestanding, footed bath with an overhead shower, alongside a separate sink and toilet. The space is finished with tasteful decoration.

## **Garden**

To the rear of the property is a privately enclosed courtyard with bricked walls to the boundaries. The garden is easy to maintain and features two bricked storage sheds, providing ample outdoor storage.

## **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 A.

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

## **Viewing arrangements**

Viewing by appointment through Choice Properties Louth on 01507 860033.

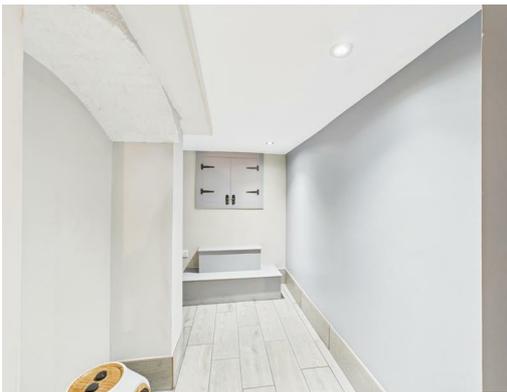
## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

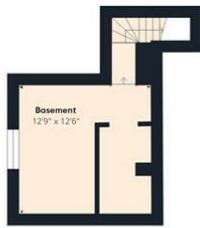
Saturday 9.00 a.m. to 3.00 p.m.

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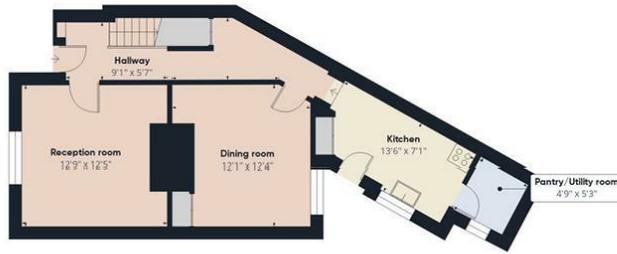








Floor -1



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1213 ft<sup>2</sup>

(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

From our office continue along Mercer Row and on to Eastgate. Continue along Eastgate to the mini-roundabout and head straight on to the second mini-roundabout and turn left onto Ramsgate. Continue on Ramsgate until you reach the mini-roundabout and turn left onto Nembridge Hill. The property is on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-60) D			60
(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			
(55-60) 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	

