CHOICE PROPERTIES

Estate Agents

# 119B High Holme Road, Louth, LN11 0HD

## Reduced To £269,500



Choice Properties are pleased to offer for sale this completely renovated property, quietly situated on a side street within the popular market town of Louth. The property has been extensively updated throughout, including a newly installed gas combi boiler, new windows and doors, new kitchen with integrated appliances, newly fitted bathroom and new fascias, with everything finished to a high standard. Offered for sale with no onward chain, this property provides an excellent opportunity for buyers looking for a modern, move-in-ready home in a quiet yet convenient Louth location.



The Property Ombudsman
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Offering spacious and completely renovated accommodation throughout, with all windows and doors newly replaced, the property also benefits from a newly installed gas combi boiler and electric garage door. The accommodation comprises:-

**Entrance Porch**
10'11" x 4'9"
The entrance porch features cream tiled flooring, white walls and double-glazed windows, with a further window providing a view through into the kitchen.

**Hallway**
3'9" x 16'2"
The entrance hall features new cream carpeting, white walls and a radiator. A useful linen cupboard provides storage and houses the newly installed gas combi boiler, while loft access is also provided from here.

**Open Plan Kitchen /Diner**
18'2" x 9'7"
The newly renovated kitchen/diner features luxury vinyl flooring, tasteful cabinetry and worktops, with integrated appliances including a dishwasher, washing machine, cooker, hob and extractor fan. There is a composite one and half bowl sink with mixer tap. Plenty of power sockets provide practical convenience, while double uPVC doors open directly onto the outdoor patio area. Two radiators complete the room.

**Reception Room**
11'5" x 12'10"
The reception room features new beige carpeting, matching the rest of the property, alongside fresh white walls and a large bay window. A radiator completes the room.

**Bedroom 1**
9'3" x 10'1"
A double bedroom featuring new beige carpeting and white walls, with a window, radiator and double built-in wardrobes providing useful storage.

**Bathroom**
5'11" x 6'4"
The newly fitted bathroom comprises a three-piece suite including a shower over the bath, W.C. and hand wash basin set within a fitted storage unit. The room features tiled flooring, tiled walls around the bath and shower, a window and extractor fan.

**Bedroom 2**
9'4" x 9'8"
A second double bedroom featuring new beige carpeting and white walls, with a window providing natural light.

**Garden**
The rear garden is laid to a combination of patio and lawn, with fencing to all boundaries. There is an outdoor tap and lighting. A washing line pole is also provided.

**Garage**
18'5" x 9'3"
A spacious garage offering plenty of storage space, with the added benefit of an electric garage door.

**Driveway**
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
Website: www.e-lindsey.gov.uk

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

## Viewing Arrangements
By appointment through Choice Properties on .

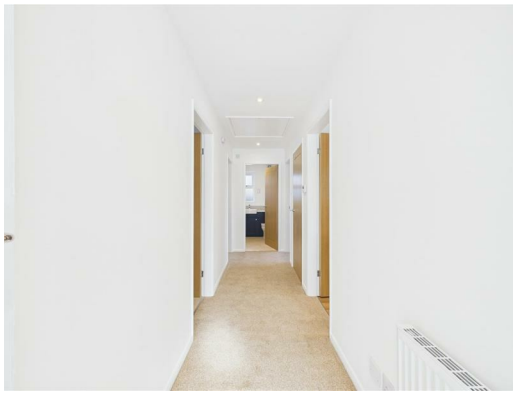
## Opening Hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

## 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.





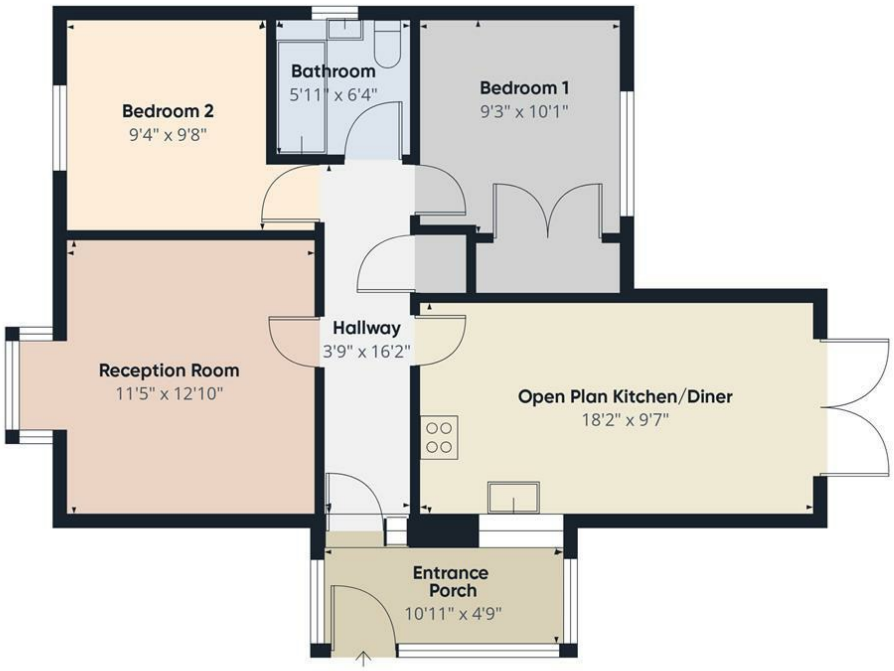




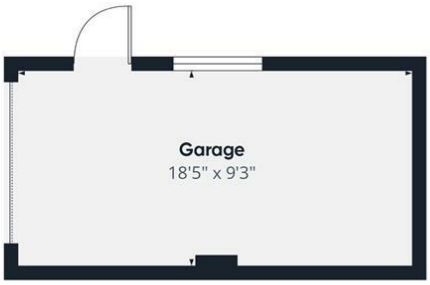







**Floor 0** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

890 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

From our Choice properties office on Mercer row, head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Continue on Newbridge Hill and then take a left at the next roundabout. Then turn immediately left onto High Holme Road. Continue down High Holme Road, turn right onto High Holm Road, the property can be found on your right.

