CHOICE PROPERTIES
Estate Agents

47 Charles Street, Louth, LN11 0LB

Reduced To £190,000

Choice Properties are delighted to bring to market this charming four bedroom detached town house situated on Charles Street located in the heart of the thriving market town of Louth. Benefitting from large rooms throughout, the interior features three reception rooms, a kitchen, three bathrooms, four bedrooms, an office, and a utility room. To the exterior, the property boasts an attached brick built single garage, a driveway, and outdoor garden space. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing, the generously proportioned internal living accommodation comprises:-

Entrance Hall
4'10 x 4'8
Fitted with a uPVC entrance door. Radiator. Power points. Internal doors to living room and dining room.

Living Room
15'11 x 23'7
With large bay uPVC window to front aspect. Four radiators. Power points. Space for dining room table. Fireplace with quartz hearth and surround and hardwood mantel. Wooden fitted drinks bar. Understairs storage cupboard. Internal door to kitchen. uPVC sliding door to conservatory. Thermostat.

Kitchen
10'1 x 9'2
Fitted with wall and base units with work surfaces over. Space for range cooker with extractor hood over. Dual aspect uPVC windows. Part tiled walls. Power points. Space for under counter fridge freezer. Breakfast bar. Power points.

Conservatory
7'4 x 14'1
With large uPVC window to three aspects. uPVC door leading to utility. External uPVC door leading to garden.

Utility Room
10'9 x 3'8
Fitted with work surfaces and wall units. Plumbing for washing machine. Space for dryers. Power points. Meters in box unit.

Dining Room
13'1 x 11'7
With electric fireplace with quartz hearth and mantel. Radiator. Power points. uPVC window to front aspect.

Hallway
2'10 x 2'10
Staircase leading to first floor landing.

Bathroom
8'2 x 5'3
Fitted with a four piece suite comprising of a shower cubicle, panelled bath, push flush wc, and a pedestal wash hand basin. Fully tiled walls. Radiator. uPVC window to side aspect. Extractor. Storage cupboard.

Landing
6'0 x 9'1
Internal doors to all first floor rooms. Access to loft via loft hatch. Radiator.

Bedroom 1
12'5 x 11'8
Double bedroom with large uPVC window to front aspect. Radiators. Power points. Fireplace with tiled surround.

Bedroom 2
11'8 x 11'10
Double bedroom with uPVC window to front aspect. Radiators. Power points.

Bedroom 3
8'10 x 11'6
Double bedroom with uPVC window to rear aspect. Two radiators. Power points.

Office
8'10 x 8'5
Spacious room with fitted storage cupboard housing the hot water tank. Radiator. Power points. uPVC window to side aspect. Potential to be used as a fifth bedroom.

Ante Room To Bedroom 4
10'5 x 8'3
With dual aspect uPVC windows. Power points. Radiator. Beamed ceilings.

Bedroom 4
10'7 x 8'11
Double bedroom. Window to rear aspect. Radiator. Power points. Beamed ceilings.

Shower Room
3'7 x 5'3
Fitted with a three piece suite comprising of a shower cubicle, a pedestal wash hand basin, and a push flush wc. Radiator. Part tiled walls. Extractor.

Bathroom
5'11 x 5'4
Fitted with a three piece suite comprising of a double ended panelled bath, a wall mounted wash hand basin and, and a low level wc. Heated towel rail. Fully tiled walls. Inset spot lighting. Frosted uPVC window to side aspect.

Garage
18'4 x 8'11
Attached brick built single garage fitted with power and lighting.

Garden
The property benefits from some outdoor space which can be accessed directly form the front of the property via a side access gate found to the left of the property. Please not the side gate is a shared access between three properties which leads down to further grounds not belonging to this property.

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

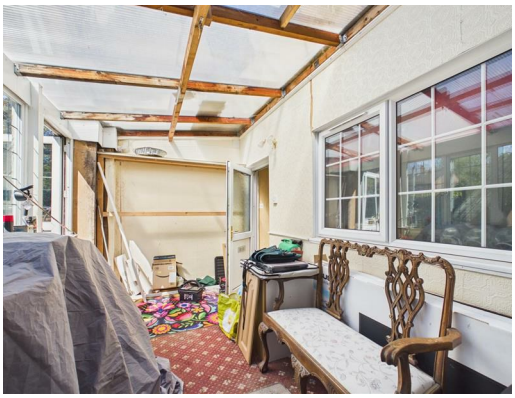
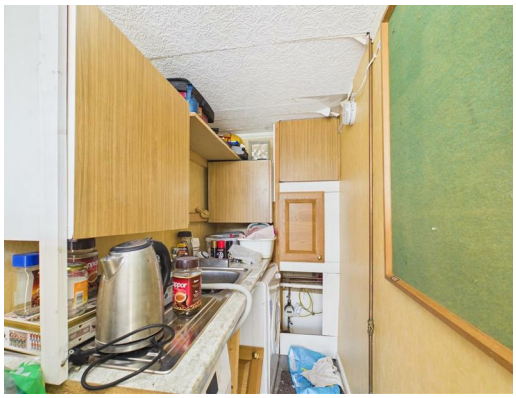
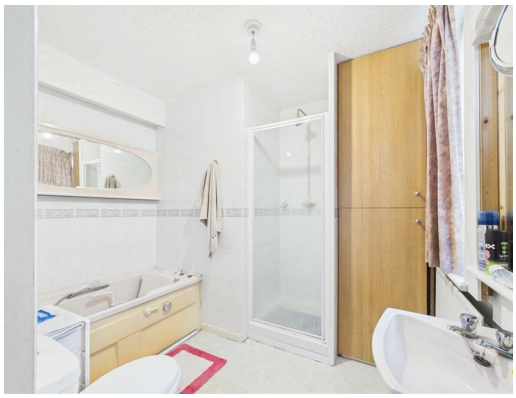
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

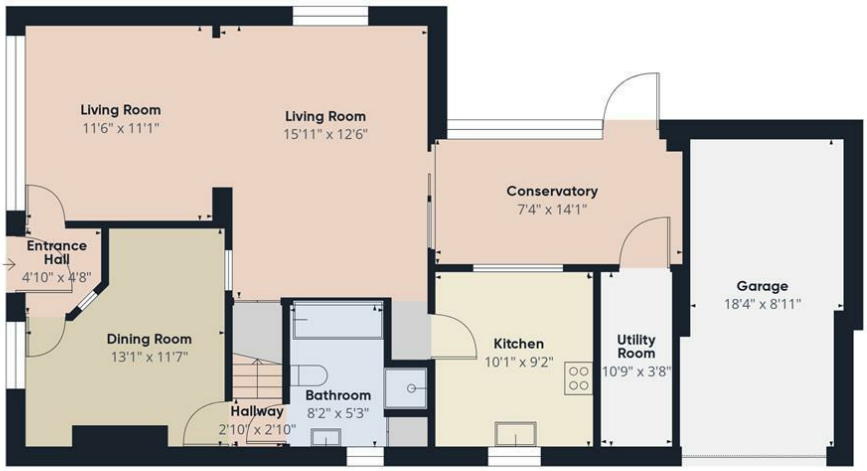
Viewing Arrangments
By appointment through Choice Properties on 01507 860033.

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

Floor 1

Approximate total area(1)

1738 ft²

Reduced headroom

21 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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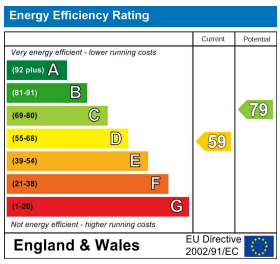
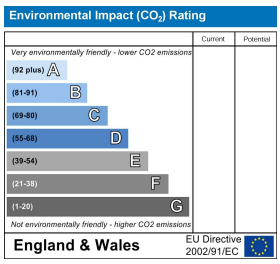
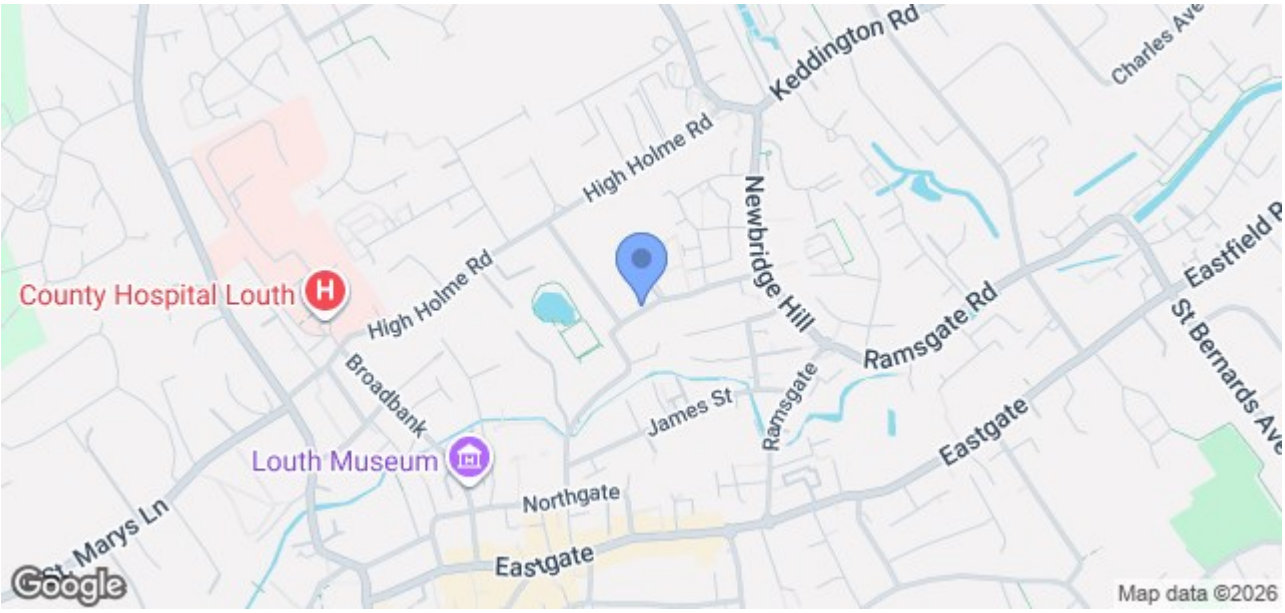
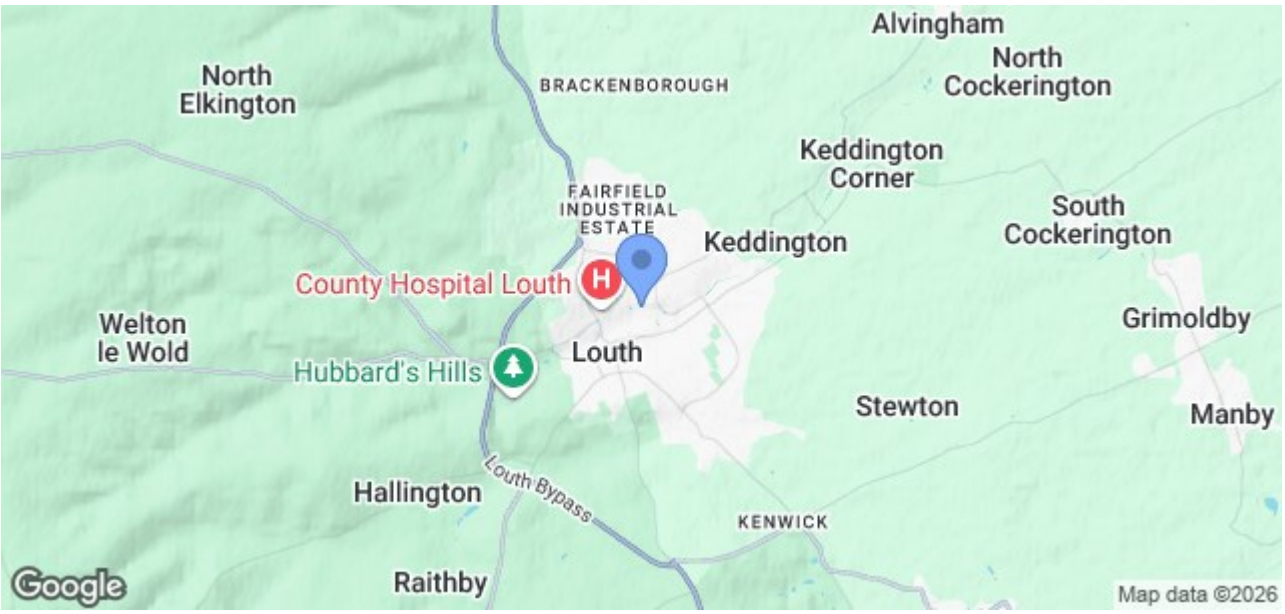
Directions

From our Louth Office head East past the market place and along Eastgate for 150m then turn left onto Northgate. Continue for 150m then turn right onto Eve Street and bear right onto Charles Street after 50m. Continue on this road for 250m and you will find the property on your left hand side.