



# CHOICE PROPERTIES

*Estate Agents*

66 Aswell Street,  
Louth, LN11 9HP

Reduced To £265,000



Choice Properties are delighted to bring to the market this spacious Victorian town house, perfectly positioned, just a short walk from the local amenities. This characterful family home further benefits from two reception rooms, impressive kitchen/diner and has a generously sized garden to the rear which features a large outbuilding. Early viewing is highly advised!

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

### **Hallway**

12'6" x 5'10"

With featured Victorian staircase to the first floor, under stairs storage cupboard, archway, telephone point, door to:-

### **Reception room**

11'11" x 14'0"

Abundantly light reception room with large bay window to the front aspect, Victorian style gas fireplace set into featured surround, TV Aerial point, exposed pine floorboards, fitted meter cupboard.

### **Sitting room/Dining room**

12'2" x 12'9"

With cast iron Victorian style open fireplace, exposed pine floor boards, uPVC double glazed French patio doors leading out into the rear garden.

### **Kitchen/Diner**

18'1" x 11'10"

Fitted with a range of wall and base units with complimentary worksurfaces over, Range cooker point, integrated dishwasher and washing machine, space for freestanding fridge/freezer, space for a dining table, tiled flooring, partly tiled walls, uPVC double glazed dual aspect windows, uPVC double glazed French patio doors to the rear aspect opening out into the garden.

### **Landing**

9'0" x 5'10"

With access to all bedrooms and family bathroom.

### **Bedroom 1**

12'1" x 13'1"

Remarkably spacious double bedroom with uPVC double glazed window to the rear aspect, exposed pine floor boards.

### **Bedroom 2**

11'11" x 12'2"

Remarkably spacious double bedroom with Upvc sash style window to the front aspect, exposed pine floor boards.

### **Bedroom 3**

8'7" x 11'11"

Double bedroom with uPVC double glazed window to the rear aspect.

### **Bedroom 4/Office**

8'0" x 6'10"

With featured arch sash style double glazed window to the front aspect, exposed pine floorboards.

### **Bathroom**

9'3" x 5'7"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with mixer tap, w.c., heated towel rail, tiled splash backs, uPVC double glazed window.

## **Parking**

On-street Permit parking is available at the front of the property, with additional vehicular access to the side of the property leading into the rear garden.

## **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden. The garden is paved for ease of maintenance and features a variety of plants, trees and shrubbery throughout. There is a raised decked seating area located outside the kitchen and is ideal for soaking up the sunshine or outdoor dining. Within the garden is a spacious outbuilding measuring 17'1" x 13'1". The outbuilding lends itself to numerous uses and has power and lighting. Another interesting feature to the garden is the well which measures approximately 30ft in depth. There is also a small lawned garden.

## **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 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.

## **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.

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<sup>m</sup>  
1505 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Walking directions - From our office on Mercer row, turn left towards the town centre. Continue straight onto Queen Street and then turn right onto Aswell Street. Number 66 Can be found towards the very top on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		71	
(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	

