CHOICE PROPERTIES

Estate Agents

27, Trinity Lane, Louth, LN11 8DL

Reduced To £220,000



Choice Properties are pleased to offer for sale this well-presented property, ideally situated in a central location within the popular market town of Louth. Enjoying easy walking distance to a wide range of shops, cafés, schools and everyday amenities, the property offers convenient town living. Further benefits include generous accommodation, private rear parking for two vehicles and a pleasant garden, making this an excellent opportunity for a range of buyers.

Offering well-presented accommodation throughout, this attractive property benefits from generous living spaces and a private rear driveway, with the wooden blinds to the front included in the sale. The accommodation comprises:-

Entrance Hall
15'2" x 3'3"
Featuring white walls, wood-effect laminate flooring and a radiator, the entrance hall provides access to the living room, dining room and stairs to the first floor. The consumer unit is located in here.

Living Room
11'8" x 13'3"
Tastefully decorated throughout, the living room features light grey carpeting and a decorative fireplace creating an attractive focal point. Two built-in storage units with shelving provide useful storage, while a large uPVC window to the front allows plenty of natural light. Radiator.

Dining Room
10'0" x 14'2"
A generous second reception room, finished with the same wood-effect laminate flooring as the entrance hall and kitchen. Tastefully decorated throughout, the room features a large window, useful under-stairs storage and an open doorway leading into the kitchen.

Kitchen
11'6" x 7'9"
A well-designed kitchen featuring attractive worktops, tasteful cabinetry and plenty of storage provided by wall and base units. A sink sits beneath the window, while integrated appliances include a dishwasher, fridge freezer, cooker, hob and extractor fan, all of which are staying. There is ample counter-level worktop space, room for a washing machine and access to the bathroom and rear garden via the back door.

Bathroom
4'1" x 7'8"
Fitted with white tiled walls and a three-piece suite comprising a walk-in shower, hand wash basin and W.C. Further benefits include a frosted window and heated towel rail.

Landing
10'5" x 6'7"
A good-sized landing featuring neutral décor, white walls and grey carpeting, with space for a reading area or desk. Further benefits include a radiator and loft access, with the loft being partially boarded and fitted with a pull-down ladder and light.

Bedroom 2
10'3" x 9'11"
A generous double bedroom offering plenty of space for additional furniture. The room features two built-in cupboards suitable for use as wardrobes, a rear-facing window, grey carpeting and a radiator. The boiler is located in here.

Bedroom 3
8'9" x 6'9"
A good-sized single bedroom or versatile study, situated at the front of the property. Featuring neutral décor, a front-facing window, built-in storage cupboard and radiator.

Bedroom 1
11'9" x 8'2"
A generously sized main bedroom, tastefully decorated and positioned at the front of the property. A large window provides plenty of natural light, while an impressive range of built-in wardrobes, extending to three and a half units, offers excellent storage space.

Garden
A gravelled area directly outside the back door provides a pleasant space for outdoor seating and a table. A useful garden shed is also included in the sale. The remainder of the garden is laid to lawn, with fenced boundaries to all sides and a pathway leading to...

Parking
A private rear driveway provides off-road parking for two vehicles.

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.

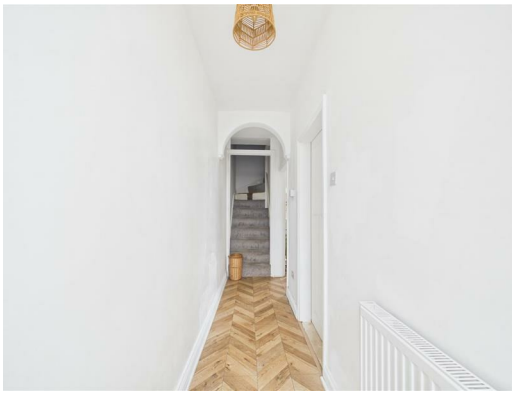
Viewing Arrangements
Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

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

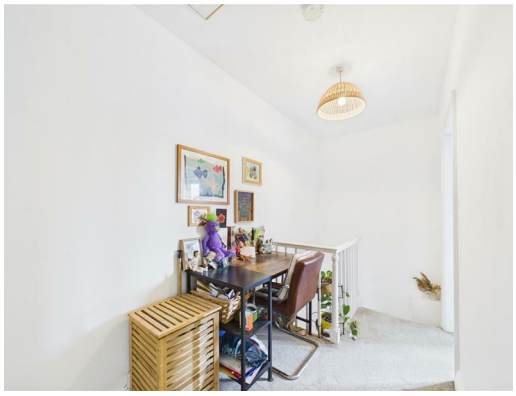
Making An Offer
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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. 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.















Gone To Pot







Floor 0





Floor 1

Approximate total area(1)

810 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

Please use the postcode LN11 8DL, this will bring you to Trinity Lane. If you are coming from Eastgate, the property will be on your left.

