



CHOICE PROPERTIES

Estate Agents

2 St. Michaels Road,
Louth, LN11 9DA

Price £165,000



Choice Properties are delighted to bring to market this superb two bedroom semi detached house situated in a sought after position on St Michaels Road located a short walk away from the centre of the thriving market town of Louth. The residence is generously proportioned and beautifully presented and features bright rooms throughout which include two double bedrooms, a dining room, a kitchen, a living room, and a family bathroom. To the exterior, the property boasts a fully enclosed easy to maintain courtyard style garden. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating throughout, the well presented internal living accommodation comprises:-

Hallway

2'11 x 2'11

Internal doors to dining and living room. Staircase leading to first floor landing. Hardwood entrance door.

Living Room

12'5 x 11'5

Fitted with an open fireplace with stone hearth. Dual aspect windows. Radiator. Power points.

Dining Room

11'9 x 11'10

Well proportioned dining room with space for a large dining room table. Window to front aspect. Radiator. Power points. Telephone points. Storage cupboard.

Kitchen

12'11 x 7'9

Fitted with a range of wall and base units with work surfaces over. One and a half bowl ceramic sink with chrome mixer tap and ceramic drainer. Four ring gas hob with pull out extractor hood over. Integral oven. Plumbing for washing machine. Space for fridge freezer. Part tiled walls. 'Viessmann' gas combi boiler. Window to side aspect. External hardwood door leading to courtyard garden. Under stairs storage cupboard. Spot lighting. Power points. Extractor.

Landing

2'11 x 6'11

Internal doors to all first floor rooms. Small loft hatch leading to loft space.

Bedroom 1

10'6 x 13'5

Double bedroom with dual aspect windows. Radiator. Power points.

Bedroom 2

11'9 x 11'10

Double bedroom with large window to front aspect. Radiator. Power points. Built in storage cupboard used as a fitted wardrobe. Access to loft via loft hatch.

Bathroom

7'8 x 7'9

Fitted with a three piece suite comprised of a panelled bath with fully tiled electric shower over, a pedestal wash hand basin set with chrome mixer tap and tiled splash back, and a push flush wc. Frosted uPVC window to side aspect. Radiator. Extractor. Spot lighting.

Gardens

To the exterior, the property features a fully enclosed courtyard style garden with fencing to the perimeter. The garden is predominantly gravelled for ease of maintenance but features various paving stones which create a footpath from the external door leading to the kitchen to the side pedestrian gate which provides direct access to the garden from St Michaels Road. The garden also boasts outdoor seating space in addition to two brick built outdoor storage sheds.

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

By appointment through Choice Properties on 01507 860033.

Opening Hours

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

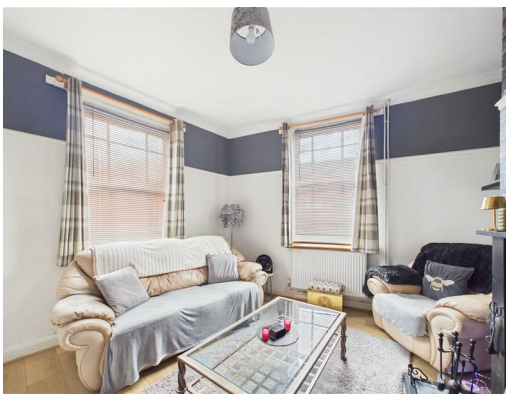
Saturday 9.00 a.m. to 3.00 p.m.

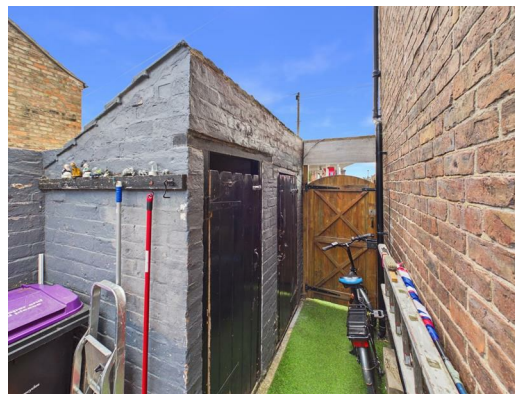
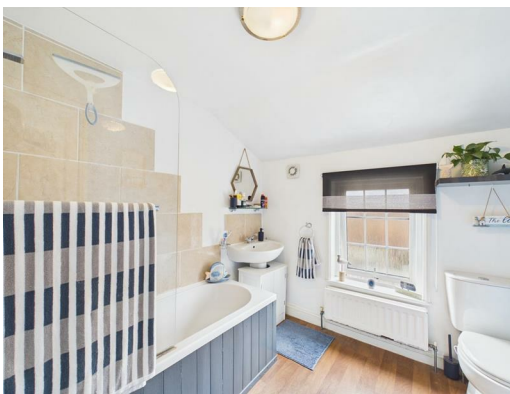
Making An Offer

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⁾
745 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 Louth Office head east along Eastgate until you reach the roundabout where you head right onto Church Street. Continue for 400m then turn right onto St Michael's Road. The property can be found towards the end of this road on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

