



CHOICE PROPERTIES

Estate Agents

40 Leakes Row,
Louth, LN11 0JZ

Price £150,000



Choice Properties are delighted to bring to market this stunning two bedroom terraced house nestled in a quiet position on Leakes Row situated in the thriving market town of Louth. The well presented property benefits from recent refurbishments and internally features two bedrooms, a modern kitchen, a living room, and a family bathroom. To the exterior, the property boasts a fully enclosed courtyard style garden, a timber built summer house, and a allocated parking space for a vehicle. Early Viewing Is Highly Advised.

With the additional benefit of a recently installed gas combi boiler, gas fired central heating, and uPVC double glazing throughout, the beautifully presented internal living accommodation comprises:-

Living Room

10'7 x 13'4

Fitted with an electric fireplace with tiled hearth and surround. Gas smart meter in box unit. Consumer unit and electric smart meter in box unit. uPVC entrance door. uPVC window to front aspect. Spot lighting. Opening to kitchen. Radiator. Power points.

Kitchen

8'11 x 10'5

Fitted with a range of wall, base, and drawer units with work surfaces over. One and a half bowl ceramic sink with chrome mixer tap and drainer. Integral oven. Four ring gas hob with extractor hood over. Integral dishwasher. Integral fridge. Integral freezer. Part tiled walls. Spot lighting. Recently installed 'Worcester' gas combi boiler. Staircase leading to first floor landing. Under stairs storage cupboard. uPVC window to rear aspect. uPVC stable style external doors leading to the rear garden. Radiator. Power points.

Landing

2'4 x 7'5

Internal cottage style doors to all first floor rooms. Access to loft via loft hatch.

Bedroom 1

8'0 x 15'0

Double bedroom with two built-in storage cupboards with cottage style doors used as fitted wardrobes. Radiator. Power points. Tv aerial point uPVC window to front aspect.

Bedroom 2

9'0 x 6'6

Small double bedroom with uPVC window to rear aspect. Fitted bookcase. Radiator. Power points

Bathroom

9'1 x 3'10

Fitted with a three piece suite comprising of a panelled bath with shower over, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Tiled walls. Spot lighting extractor. Frosted uPVC window to rear aspect.

Garden

The residence boasts a fully enclosed part patio part turfed rear garden that is home to a timber built summer house with two double opening glass doors. The rear garden is easy to maintain and is south westerly facing making it an ideal place for outdoor seating especially in the afternoon and evenings. The garden further benefits from a pedestrian access gate leading to alleyway to provide direct access to the garden from the front of the property. The garden also features an outdoor water tap.

Parking

The property benefits from an allocated parking spot directly in front of the 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 Arrangements

Viewing by Appointment through Choice Properties, Louth. Tel 01507 860033.

Opening Hours

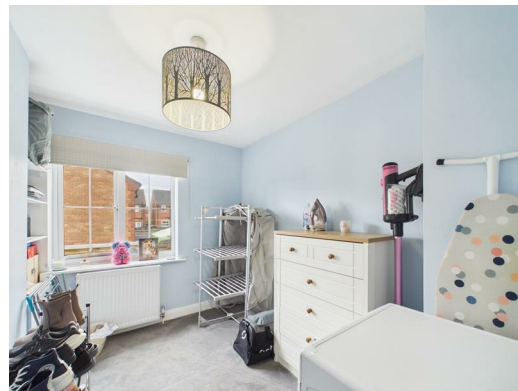
Monday to Friday 9.00 a.m. to 5.00 p.m.

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

Making An Offer

If you are interested in making an offer on this 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 photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

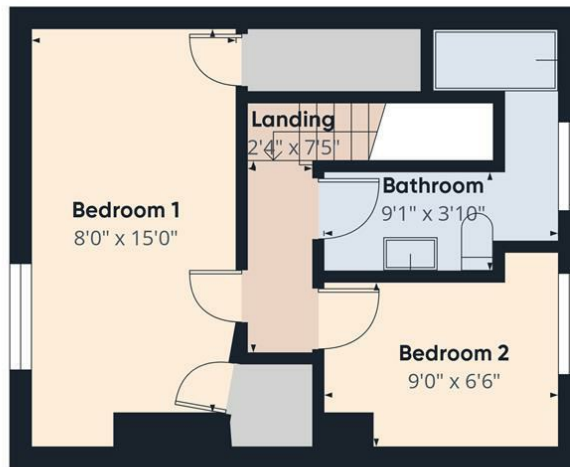
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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^m
545 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.

GIRAFFE360



Directions

From our Louth office head east onto Eastgate and continue until you reach the double mini roundabout. At the first roundabout continue straight on then at the second roundabout continue straight on then at the second head left onto Ramsgate. Continue to the next mini roundabout and head left. Continue to the next mini roundabout and head right onto Keddington Road then turn immediately left onto Leakes Row. The property can be found towards the end of the road on the left hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 65 |
| (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 | |

