CHOICE PROPERTIES
Estate Agents

14 Barley Road, Louth, LN11 8GS

Reduced To £220,000

NO UPPER CHAIN- Choice Properties are delighted to offer this beautifully presented nearly- new family home in the heart of the historic market town of Louth which has been upgraded from the original developers specification in most areas. Boasting a bright and airy interior, three bedrooms including a principal with en-suite, a modern kitchen/diner, and a spacious living area, it also benefits from a fully enclosed garden and private driveway. Being built in March 2025, this property benefits from still being under warranty. Perfectly positioned for easy access to Louth's shops, schools, and amenities, this home combines style, space, and a sought-after town location.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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With a light and welcoming atmosphere throughout and finished to an exceptional standard, the accommodation comprises :-

Hallway
4'6" x 6'5"
A bright and welcoming entrance hallway featuring Karndean flooring and neutral décor, creating a light and airy feel. From here there is access to the staircase, ground floor W.C., living room and kitchen, providing a practical and well-designed flow to the home.

Living Room
18'0" x 10'0"
Continuing the Karndean flooring from the hallway, the living room is tastefully decorated with neutral walls and enjoys an abundance of natural light from three windows. The fitted blinds in here, and throughout are included in the sale. A radiator provides warmth, while the generous proportions offer ample space for a full range of lounge furniture, creating a comfortable and versatile living area.

Kitchen/Diner
17'11" x 8'7"
A spacious and well-appointed kitchen/diner offering ample room for a dining table and chairs, making it ideal for both everyday living and entertaining. Double PVC doors open out to the rear garden, allowing plenty of natural light to fill the space. The kitchen is fitted with Bosch appliances and includes an integrated cooker, hob and extractor fan, along with a fridge freezer and dishwasher - all Bosch, which are included in the purchase. The Ideal Logic boiler is also conveniently located here. With generous worktop areas, under cupboard LED downlighting and ample cupboard space, the room is both practical and functional.

Utility
7'4" x 6'6"
A practical utility room offering additional worktop and storage space, with cabinets matching those in the kitchen for a cohesive finish. There is a fitted sink and space for appliances, along with a PVC door leading to the rear of the property, providing further access to the garden. There is an integrated Bosch washing machine in here - also included within the purchase. Electrical consumer unit is housed in here, as well as a full fibre ONT socket.

W.C
5'3" x 3'3"
Conveniently located on the ground floor, this neutrally decorated cloakroom comprises a W.C. and hand wash basin, along with a radiator for added comfort.

Landing
5'8" x 9'8"
The landing provides access to all three bedrooms and the family bathroom. Neutrally decorated with white walls and grey carpeting - which has been upgraded through the developer, the space is bright and well-presented, with a radiator for comfort.

Bedroom 1
10'11" x 10'3"
A well-proportioned principal bedroom, finished with grey carpeting and white walls to create a bright and neutral space. The room benefits from fitted wardrobes providing excellent storage, along with a large window allowing for plenty of natural light and a radiator for comfort. There is also access to a private en-suite bathroom from here.

Ensuite
5'10" x 5'0"
A modern three-piece en-suite comprising a shower, hand basin, and W.C., complemented by a heated towel rail and a window for natural light. The walls are fully tiled and there is Karndean flooring, creating a sleek and easy-to-maintain finish.

Bedroom 2
8'10" x 10'0"
A spacious second bedroom, neutrally decorated with grey carpeting and white walls. A large window fills the room with natural light, and a radiator ensures warmth. The room also provides loft access and offers ample space for a range of bedroom furniture.

Bedroom 3
8'10" x 8'9"
A comfortably sized third bedroom, neutrally decorated and offering plenty of space for a single bed and additional furniture. The room features a window allowing natural light and a radiator for warmth.

Bathroom
6'10" x 6'7"
A well-appointed three-piece family bathroom, comprising a shower over bath, hand basin, and W.C. The room features fully tiled walls and there is Karndean flooring, a heated towel rail, and a window, combining style and practicality.

Garden
A fully enclosed side garden, offering privacy and versatility. A small patio area surrounds the house, while access from the front via a gate makes it convenient for bins. The remainder is laid to lawn, providing plenty of space for children, pets, or gardening.

Driveway
A private driveway located to the side of the property, providing convenient off-road parking for two vehicles.

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 D.

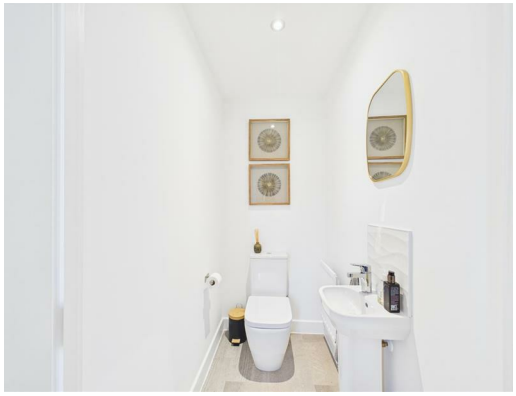
Tenure
Freehold.

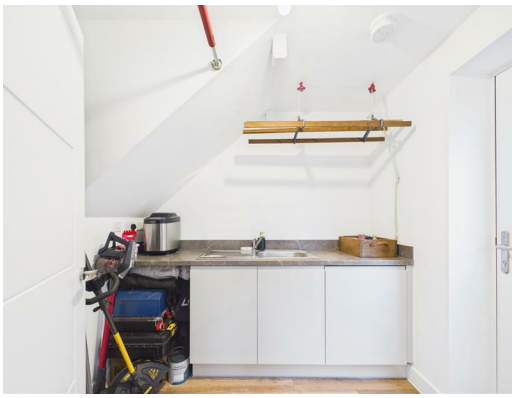
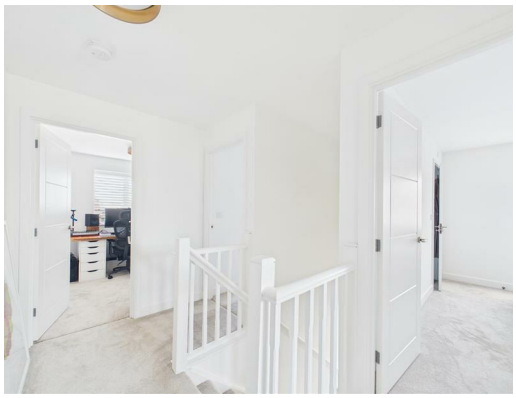
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

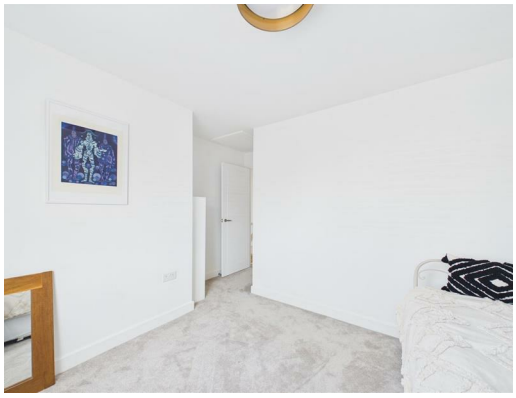
Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

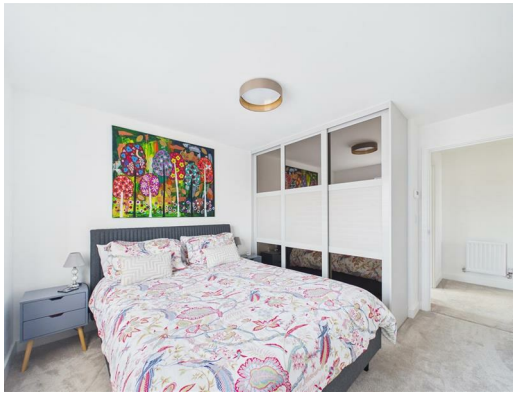
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

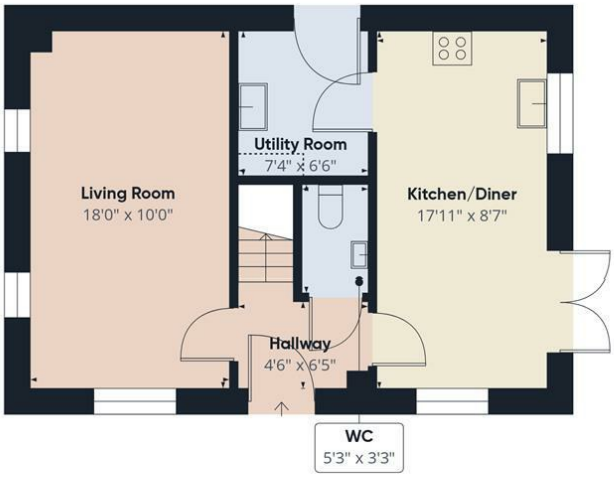
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



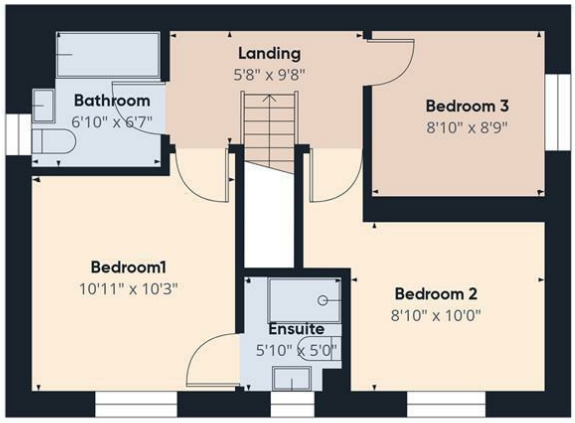









Floor 0



Floor 1

Approximate total area(1)

871 ft²

Reduced headroom

3 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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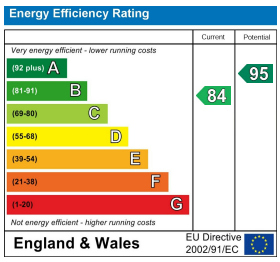
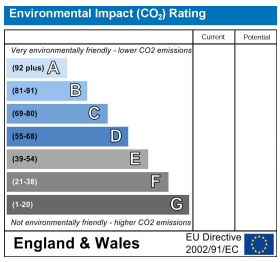
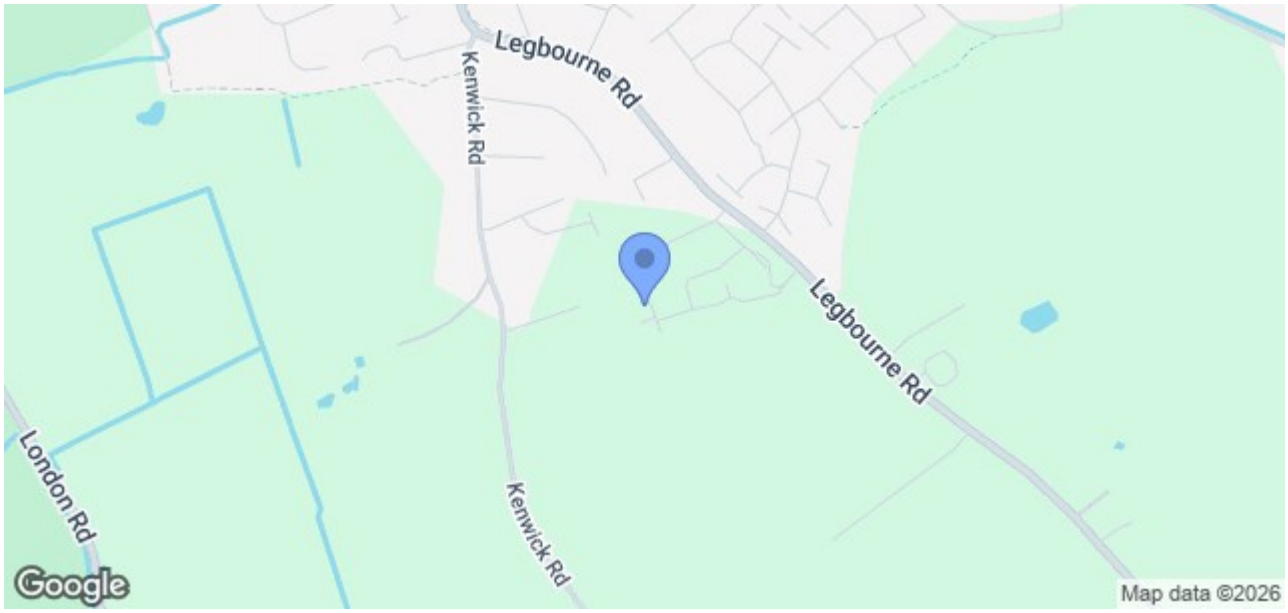
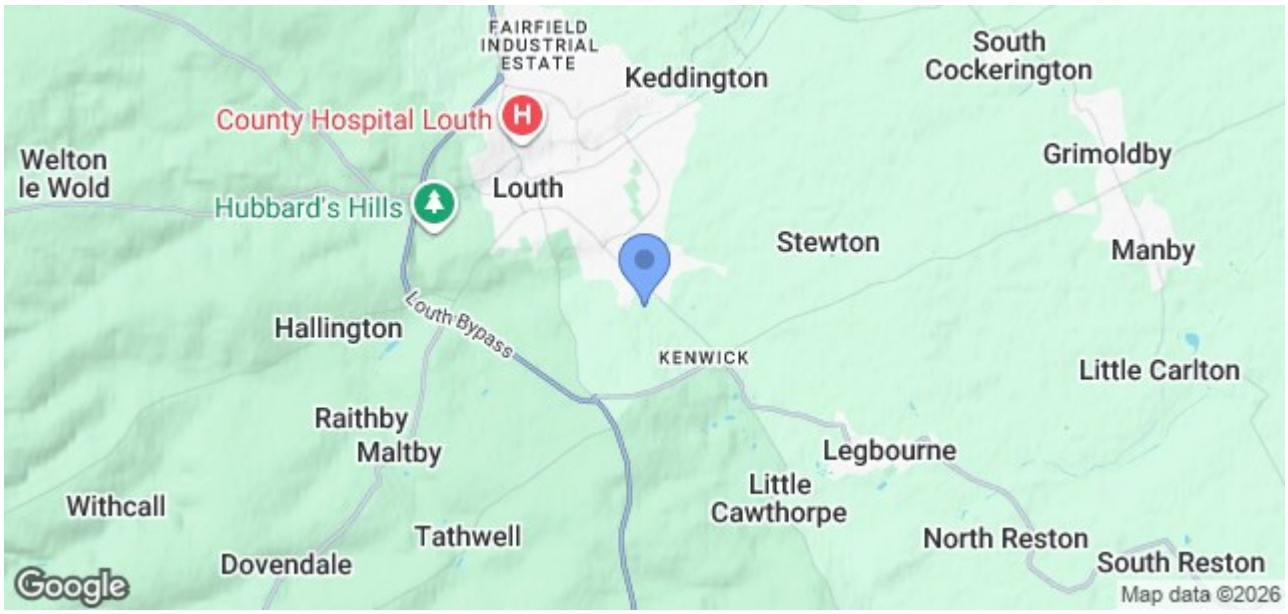
Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on this road for 1km then turn right onto Field Drive. Continue to the end of this road then turn left onto Barley Road where you will find the property a short way along on your right hand side.