



CHOICE PROPERTIES

Estate Agents

36 Newmarket,
Louth, LN11 9EQ

Price £130,000



Choice Properties are delighted to bring to market this well presented two bedroom mid terraced house situated on Newmarket located in the heart of the thriving market town of Louth. The property benefits from being available with no onward chain and internally features two double bedrooms, two reception rooms, a kitchen, and a family bathroom. To the exterior, the property boasts a fully enclosed rear garden, brick built outbuildings, and on the road parking. Early Viewings Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Living Room

11'0 x 10'8

With large uPVC bay window to front aspect. uPVC entrance door. Radiator. Power points. Tv aerial points. Telephone point. Consumer unit and meters in box unit. Internal door to sitting room.

Sitting Room

10'10 x 10'9

Fitted with a gas fireplace with tiled hearth, surround, and mantel. Staircase leading to first floor landing. Under stairs storage cupboard. Sliding door to kitchen. Radiator. Power points. uPVC window to rear aspect.

Kitchen

9'10 x 6'5

Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with single taps and drainers. Space for range cooker with extractor hood over. Part tiled walls. Plumbing for washing machine. 'Ideal' gas combi boiler. Large uPVC window to side aspect. Opening to rear hallway.

Rear Hallway

2'10 x 4'4

External uPVC door. Built in storage cupboards with sliding doors. Part tiled walls. Internal door to bathroom.

Bathroom

6'5 x 6'0

Fitted with a three piece suite comprising of a large panelled bath with electric shower over, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Waterproof panelled walls. Frosted window to side aspect. Radiator. Wall mounted storage cabinet.

Landing

1'8 x 2'6

Internal doors to bedrooms 1 and 2.

Bedroom 1

10'11 x 11'4

Double bedroom with uPVC window to rear aspect. Radiator. Power points. Tv aerial points.

Bedroom 2

10'10 x 10'9

Double bedroom with large uPVC window to front aspect. Radiator. Power points.

Gardens

To the rear of the property is a fully enclosed garden with fencing to the perimeter. The garden benefits from a laid to lawn area, a patio space ideal for outdoor seating, and also features a paved footpath that stretches the entire length of the garden. To the far end of the garden two brick built storage buildings can be found. The rear garden is also directly accessible from the front of the property via a side alleyway which benefits from a pedestrian access gate.

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

Mon-Fri 9.00 am - 5.00 pm.
Saturday 9.00 am - 3.00 pm.

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^m
601 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 St James Church head South along Upgate until you reach the traffic lights at the crossroads then turn left onto Newmarket. Continue for 250m and you will find the property on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC

