



# CHOICE PROPERTIES

## *Estate Agents*

8 Broadbank,  
Louth, LN11 0EQ

Reduced To £149,000



**\*\*CONVENIENTLY LOCATED & DECEIVINGLY SPACIOUS RECENTLY MODERNISED SEMI-DETACHED HOUSE\*\***

Located on Broadbank situated in the heart of the thriving market town of Louth is this beautifully presented three-bedroom semi-detached house. The property has been tastefully modernised throughout and benefits from original character intertwined with contemporary finishes. The property is generously proportioned throughout and features two reception rooms, three bedrooms, a kitchen, and a family bathroom. To the exterior, the property boasts an enclosed garden area, an outdoor wc, and a brick-built storage space. The residence is centrally located and is conveniently placed within walking distance to all the amenities that Louth has to offer. With No Onward Chain, Early Viewing Is Highly Advised

With the benefit of gas central heating and being mostly double glazed, the spacious well presented living accommodation comprises:-

## **Front entrance door to:**

### **Entrance Hallway**

11'2 x 2'11

Radiator. Electric meter and consumer unit. Spot lighting. Lees Furniture fitted carpets and Amtico flooring throughout the property. Door to:

### **Dining Room**

9'11 x 11'5

Gas fired burner set in feature tiled surround. Radiator. Under stairs storage cupboard housing the gas combination boiler which supplies the central heating and hot water. Smoke/carbon monoxide detector. Openings leading through to the living room and kitchen. Staircase to the first floor landing.

### **Living Room**

10'10 x 10'9

Open fire set in feature cast iron surround. Radiator.

### **Kitchen**

15'0 x 5'7

Modern newly fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated Neff electric oven and hob. Spot lighting. Radiator. Thermostat control for the central heating. Door leading out to the rear garden.

### **Landing**

9'11 x 2'7

Access to the loft area. Fitted storage cupboard.

### **Bedroom 1**

10'11 x 13'0

Spacious double bedroom with radiator and fitted storage cupboards.

### **Bedroom 2**

10'0 x 8'5

Radiator. Fitted storage cupboard.

### **Bedroom 3**

8'11 x 9'0

Radiator.

### **Bathroom**

5'6 x 5'11

With three piece white bathroom suite which consists of a panelled bath with mixer shower taps and shower screen, wash hand basin and w.c. Part tiled and part panelled walls. Extractor fan.

### **Side passage**

Gated side passage leading to the rear garden.

### **Gardens**

To the rear is an enclosed garden with a block paved patio area.

### **Rear Store**

Brick built store with power and lighting.

## **Outside W.C.**

with w.c.

## **Tenure**

Freehold

## **Council Tax**

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](http://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**

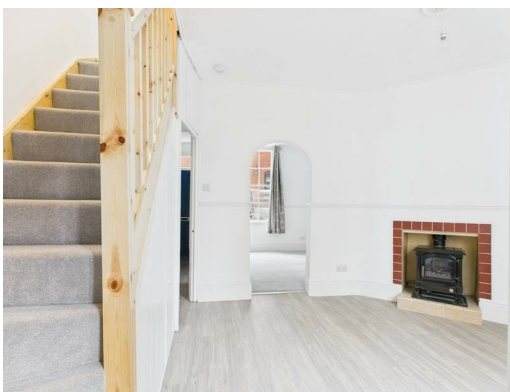
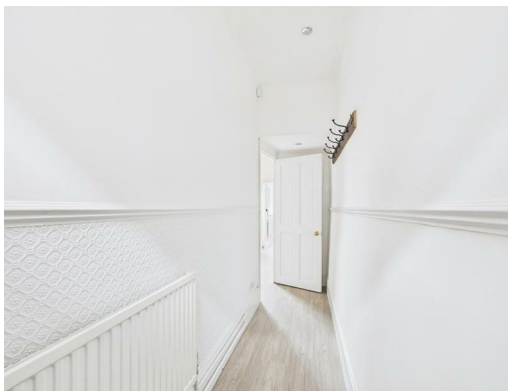
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

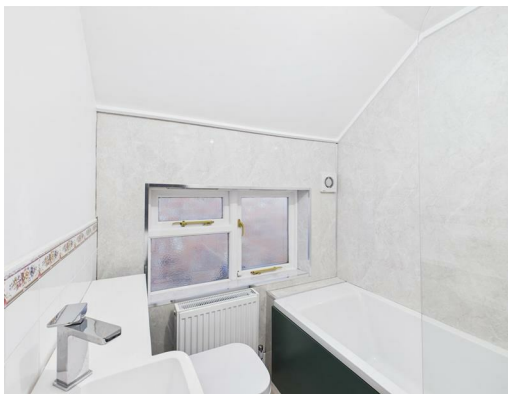
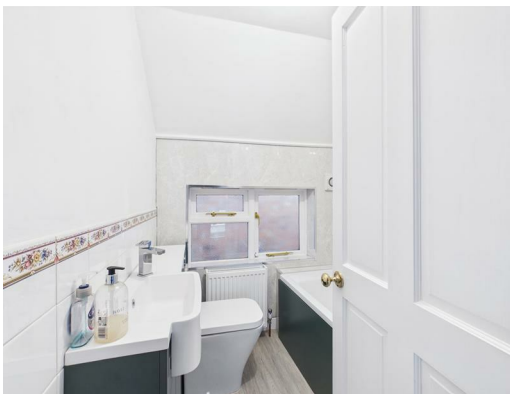
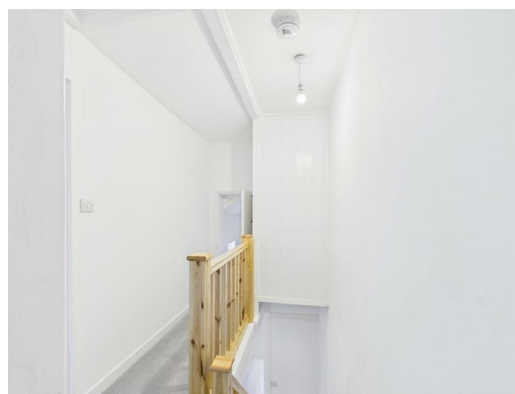
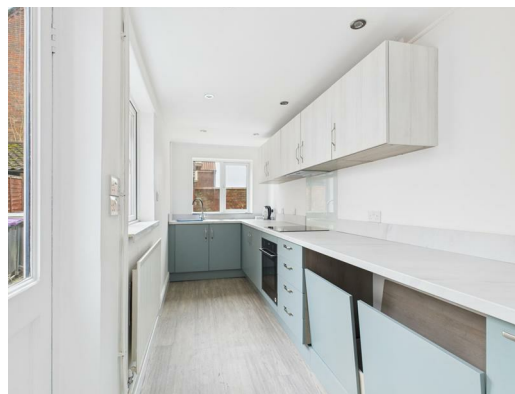
## **Making an offer**

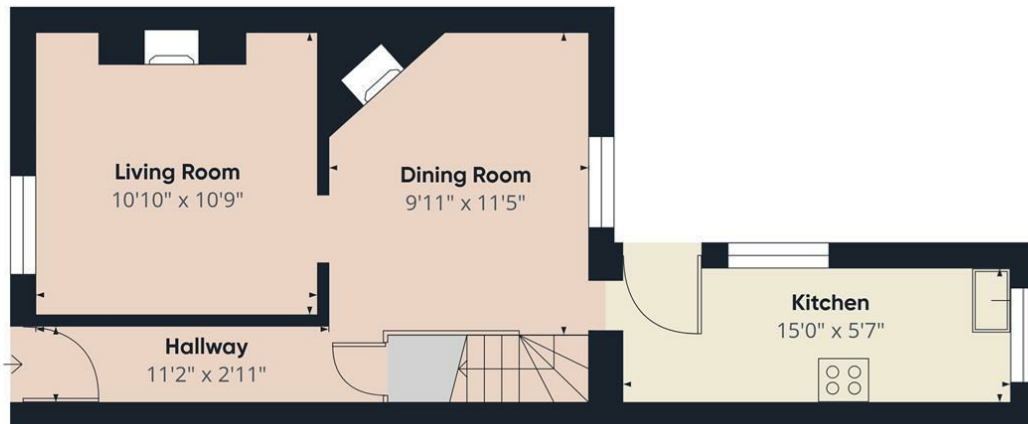
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

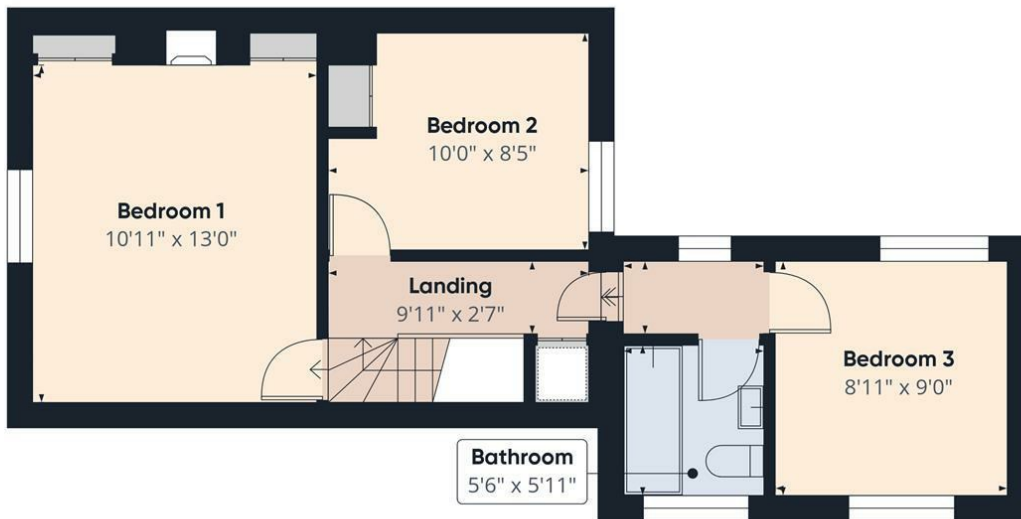
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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<sup>(1)</sup>  
756 ft<sup>2</sup>

(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 Choice Properties office on Mercer row on foot you can head through the market place then walking through New Street cross Eastgate onto Cannon Street. Carry on past the Cinema and cross Northgate onto Broadbank where the property can be found on your right hand side next door to the Museum.

| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

