



# CHOICE PROPERTIES

*Estate Agents*

7 Nichol Hill,  
Louth, LN11 9NQ

Price £138,500



Choice Properties are delighted to present this well-proportioned home, arranged across three floors and ideally situated in a very central location within the popular market town of Louth. The property benefits from electric panel heating throughout and offers a practical and versatile layout, making it suitable for a range of buyers. Benefiting from its excellent position close to a wide range of shops, amenities, and local facilities, this is a fantastic opportunity in a highly convenient setting.

Offering well-proportioned accommodation throughout and a practical, well-balanced layout, this attractive home benefits from electric panel heating and all window blinds included in the sale and internally comprises:-

### **Hallway**

3'7" x 3'4"

You enter the property into a welcoming entrance hallway, finished with white walls and hardwearing carpet. The hallway houses the electric consumer unit and provides access to the staircase leading to the first floor.

### **Reception Room**

13'11" x 10'6"

The reception room is a well-proportioned space, finished in neutral décor throughout. A characterful electric fireplace creates an attractive focal point, while a window allows plenty of natural light into the room. Multiple built-in storage cupboards and useful under-stairs storage provide excellent practicality.

### **Kitchen / Diner**

7'0" x 12'11"

The kitchen offers ample storage with a range of wall and base units, all presented in a neutral finish. Benefiting from an integrated hob, cooker, and extractor fan, the room also features a sink positioned beneath the window and a fridge which is included in the sale. A white tiled splashback sits above the worktops, while the built-in breakfast bar adds versatility, creating an ideal kitchen/dining space.

### **Utility Space**

3'1" x 6'5"

The utility space provides a practical addition to the home and benefits from a rear door leading to the garden. The room features a worktop, a wall-mounted storage unit, a washing machine which is included in the sale and space for a tumble dryer.

### **W.C**

2'72 x 6'2"

The cloakroom comprises a w.c. and hand wash basin, and is neutrally decorated throughout. Benefiting from a large window providing natural light, the room also features a useful fitted cupboard for additional storage.

### **Landing**

2'10" x 5'6"

The landing is finished with grey carpeting and white walls, creating a bright and neutral space. It provides access to Bedroom Two and the bathroom.

### **Bedroom 2**

10'7" x 10'11"

Bedroom Two is positioned at the front of the property and is finished with beige walls and grey carpeting. The room benefits from a large window and two generous storage cupboards, one of which could be utilised as a small walk-in wardrobe.

### **Bathroom**

7'0" x 10'8"

The main bathroom features a three-piece suite comprising a bath with electric shower over, a hand wash basin, and a w.c. The room benefits from a window, along with a linen cupboard and a built-in storage unit surrounding the sink.

## **Bedroom 1**

10'6" x 14'3"

Bedroom One is a great size and is neutrally decorated throughout. Positioned at the front of the property, it benefits from a large window allowing plenty of natural light. The room also features built-in double wardrobes providing excellent storage.

## **Garden**

The garden is a private courtyard, finished with slabbed flooring for a very low-maintenance outdoor space. It also benefits from a gated access point to the alleyway, providing convenient access to the 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](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.

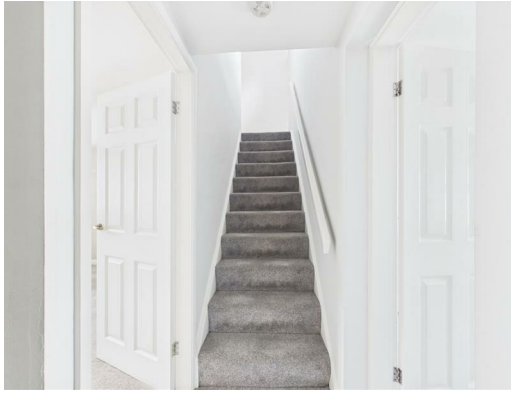
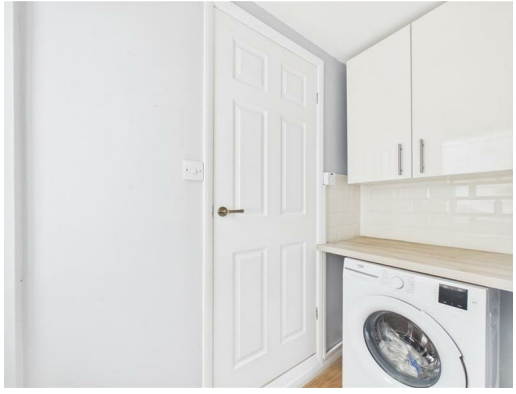
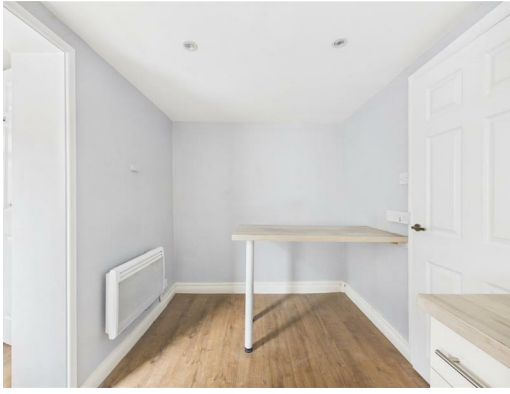
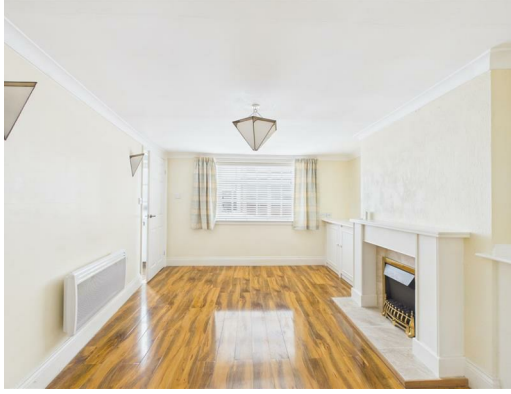
## **Opening Hours**

Monday to Friday 9.00am to 5.00pm  
Saturday 9.00am to 3.00pm

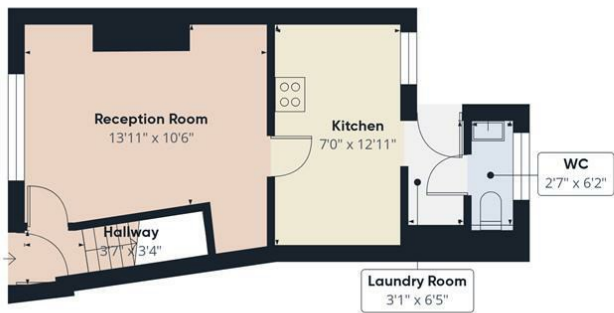
## **Making An Offer**

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



Floor 2



Approximate total area<sup>(1)</sup>

767 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

(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

Please use the postcode LN11 9NQ, this will bring you to Nichol Hill. The property is on your left if you come from Eastgate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			55
(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	

