



CHOICE PROPERTIES

Estate Agents

256 Eastgate,
Louth, LN11 8DJ

Price £395,000



It is a pleasure for Choice Properties to bring to market this gorgeous Georgian Grade II listed town house situated in the heart of the thriving market town of Louth. The residence boasts authentic characterful features throughout including high ceilings, grand staircases, interior shutters, and floor to ceiling windows. The property further benefits from capacious interior rooms which include two kitchens, two reception rooms, four double bedrooms, two bathrooms, and a utility room. To the exterior, the property boasts a former coach house and stables that has been converted into a garage space and a fully enclosed garden. Early Viewing Is Highly Advised.

Benefitting from capacious room with high ceilings throughout, the impressive grade II listed residence internally comprises:-

Porch

Stone stairs leading up to a Greek Doric porch benefitting from fluted columns with a hardwood entrance door leading to the main hallway.

Hallway

19'6 x 7'7

With impressive large hardwood entrance door. Grand sweeping Georgian staircase leading up to landing. Hardwood flooring. Telephone point. Internal doors to kitchen, living room, and rear hallway. Radiator. Power points. Opening to utility room. Staircase leading down to living area. Hardwood flooring.

Main Kitchen

13'9 x 13'8

Fitted with a large six ring range cooker. Single bowl stainless steel sink with mixer tap, tiled splashback, and drainer. Plumbing for dishwasher. Large floor to ceiling window to rear aspect with interior Georgian shutters. Open fireplace. Fitted storage space. Hardwood flooring. Window to side aspect. Radiator. Power points.

Living Room

19'11 x 14'2

With two large floor to ceiling windows to front aspect. Open fireplace. Radiator. Power points. Space for dining room table. Hardwood flooring.

Utility Room

4'0 x 13'6

Stone flooring. Butler sink with single taps. External door leading to rear garden. Space for fridge freezer. Fitted shelving.

Downstairs Living Room

13'1 x 15'4

External hardwood door leading to external staircase taking you to the front of the property. Internal staircase to hallway. Radiator. Power points. Tv aerial point. Telephone point. Hardwood original beam in wall. Window to side aspect.

Second Kitchen

13'2 x 5'4

Fitted with work surfaces and shelving. Brand new 'Worcester' gas combi boiler. Belfast sink with chrome mixer tap. New four ring gas range cooker. Plumbing for washing machine. Space for fridge freezer. Window to side aspect.

Bedroom 1

17'7 x 13'7

Spacious bedroom fitted with an open fireplace. Two large windows to front aspect. Fitted storage cupboard housing fusebox and meters.

Shower Room

3'11 x 12'10

Converted from the original coal room and fitted with a three piece suite comprised of a large fully tiled electric shower, a low level wc, and a pedestal wash hand basin with single taps and tiled splashback. Chrome heated towel rail. Partially panelled walls.

Landing

12'7 x 7'9

Hardwood flooring. Internal doors to all top floor rooms. Sky light.

Bedroom 2

12'11 x 13'9

Spacious double bedroom with large window to rear aspect. Open fireplace. Built in storage cupboard used as fitted wardrobes. Airing cupboard with new hot water tank. Hardwood flooring. Radiator. Power points.

Bedroom 3

9'8 x 14'1

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

Bedroom 4

9'8 x 14'1

Double bedroom with large floor to ceiling window to front aspect. Fitted open wardrobe. Hardwood flooring. Radiator. Power points.

Bathroom

8'4 x 7'9

Fitted with a three piece suite comprising of a double ended panelled bath with tiled splashback, chrome mixer tap, and shower attachment over, a low level wc and a pedestal wash hand basin with single taps and tiled splashback. Hardwood flooring. Radiator. Large window to side aspect.

Outbuildings

The property benefits from a former stables and coach house which has been converted into the following outbuildings:-

Double Garage

13'8 x 18'6

Detached brick built twin garage with up and over garage doors leading to Trinity Lane.

Outdoor Storage

6'2 x 11'1

Pedestrian access door leading to rear garden. Opening to garage. Window to front aspect.

Potting Shed

6'3 x 4'10

Pedestrian access door leading to rear garden. Window to front aspect.

Gardens

The property benefits from a fully enclosed front and rear garden which are both predominantly laid to lawn. The front garden is lined with a variety of hedges, trees, shrubs, and plants which add life and colour to the space and guard the property from the roadside. The front garden also features a footpath which leads from the front entrance gate to the porch and main entrance door. The rear garden is more protected than the front with brick walls to the perimeter providing peace and privacy. The rear garden also features a plethora of plants, trees, and shrubs again flooding the garden with life. There is a covered alleyway that provides access to the rear garden via Trinity Lane.

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 D.

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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2235 ft²

Reduced headroom

16 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.

GIRAFFE360

Directions

From our Louth office head east along Mercer Row which will merge into Eastgate. Continue and when you reach the double mini roundabout head straight on. Continue for a further 400m and you will find the property on your right hand side.

