CHOICE PROPERTIES

Estate Agents

23 Michael Foale Lane, Louth, LN11 0GT

Price £165,000



Choice Properties are delighted to offer for sale this well-presented two-bedroom property, situated in the popular market town of Louth. Ideally positioned for access to the town centre, residents can enjoy a variety of independent shops, cafés, restaurants and everyday amenities, alongside local schools and leisure facilities. The property further benefits from an enclosed rear garden, a block-paved driveway providing parking for multiple vehicles and an electric vehicle charging point, making it an appealing home for a range of buyers.

The Property Ombudsman
naea | propertymark PROTECTED

Offering well-presented accommodation, an enclosed rear garden and off-road parking for multiple vehicles, the property comprises:-

Reception Room
13'9" x 14'3"
A spacious reception room featuring neutral décor, wood-effect laminate flooring and recessed spotlights. A front-facing window provides natural light, with a radiator, multiple power points and the consumer unit also located within the room. Stairs lead to the first floor.

Kitchen / Diner
11'2" x 14'3"
A spacious kitchen/diner fitted with a range of wall and base cabinets, providing useful storage alongside generous worktop space and tiled splashbacks. The kitchen includes a one-and-a-half bowl stainless steel sink, integrated cooker hob and extractor fan, with additional space for an under-counter fridge and washing machine. The boiler is also housed within the room and remains under warranty. There is ample space for a dining table and chairs, while double-glazed windows and doors to the rear overlook the garden and allow plenty of natural light into the space. Multiple power sockets are also fitted.

W.C
5'4" x 3'4"
The cloakroom comprises a W.C. and hand wash basin, with a frosted window providing natural light and a small radiator.

Landing
5'11" x 3'6"
The landing features neutral walls and grey carpeting, with access to both bedrooms, the bathroom and the part-boarded loft. The loft is accessed via a ladder and benefits from an electricity supply.

Bedroom 1
8'8" x 14'5"
A double bedroom situated to the rear of the property, featuring neutral walls and wood-effect laminate flooring. A window overlooks the garden, with a radiator completing the room.

Bathroom
5'11" x 7'2"
The bathroom comprises a three-piece suite including a W.C., hand wash basin and bath with shower over. The walls around the bath and basin are tiled, with tiled flooring and a radiator completing the room.

Bedroom 2
7'6" x 14'3"
A further double bedroom positioned to the front of the property, featuring laminate flooring, a front-facing window and radiator.

Garden
The rear garden is enclosed by fencing to all boundaries and is predominantly laid to lawn, with a small patio area directly outside the back door. There is additional driveway space within the garden if required, along with a large, useful shed providing outdoor storage.

Driveway
A block-paved driveway provides off-road parking for multiple vehicles and benefits from an electric vehicle charging point.

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.

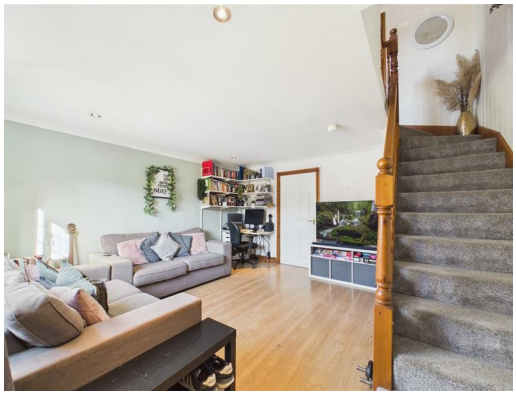
Opening Hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am to 3.00pm

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.

















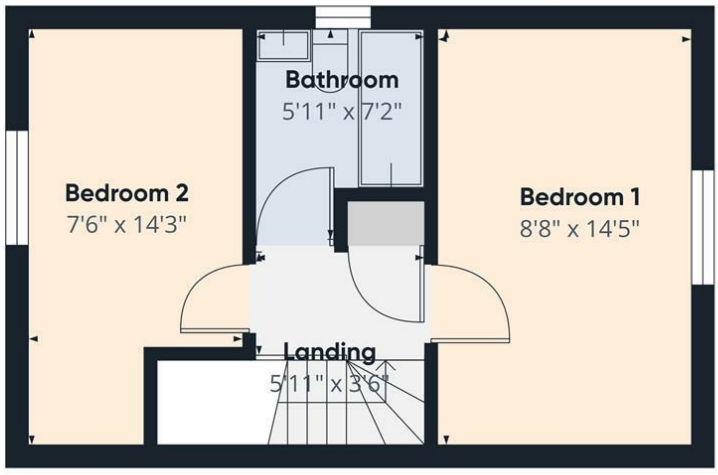









Floor 0





Floor 1

Approximate total area(1)

635 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.

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Directions

Please use the postcode LN11 0GT, this will take you to Michael Foale Lane. Follow the road down, the property will be on your left.

