



3, Union Street

| Louth | LN11 0ES

Offers Over £120,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

3

Union Street |

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Beautifully Maintained and Well Presented, Two Bedroom Semi Detached Cottage located just a Short Stroll away from the Bustling Historic Georgian Town Centre with a good selection of Local and Independent Shops, a Market Three Times Weekly, Cinema and Theatre, modern Leisure Centre with Swimming Pool, Three Primary and Two Secondary Schools plus King Edward VI Grammar School. There's also Doctors, Dentists and a Small Local Hospital.

This Idyllic Cottage has the benefit of gas central heating and briefly comprises: Open Plan Living/Dining Room with storage cupboard. Recently Installed Cream Kitchen with fitted cooker. Ground Floor Bathroom with shower over bath. Two Generous Bedrooms to the First Floor and a Rear Courtyard Style Garden. Offered For Sale with No Chain.

- Charming & Inviting Home
- Lots of Local Amenities
- Open Plan Living & Dining Room
- Well Presented Courtyard
- Lovely Lincolnshire Wolds Town
- Brand New Carpets Throughout
- Two Double Bedrooms
- No Onward Chain

### Open Plan Living/Dining Room

11'9" x 20'4" (3.6m x 6.2m)

Front door leading into the Open Plan Living/Dining Room. Newly decorated with brand new carpets. North and South Facing windows. Two radiators.





### Galley Kitchen

5'10" x 11'9" (1.8m x 3.6m)

Cream fitted wall and base units. Fridge-freezer, washing machine and free standing cooker included and one chrome towel radiator. Window to side. Stable door to Rear.

### Downstairs Bathroom

5'10" 3'11" (1.8m 1.2m)

White suite, newly decorated with tiled bath panel with shower and screen. Wash hand basin. W.C. Terracotta tiled flooring. Chrome towel radiator. Window to the side.

### Landing

Doors Off. Stairs leading from the dining area t

### Bedroom One

9'10" x 11'9" (3m x 3.6m)

Window to Front. Newly decorated and brand new carpet. Radiator.

### Bedroom Two

9'10" x 8'6" (3m x 2.6m)

Newly decorated with brand new carpet. Wardrobe housing the boiler. Radiator. Window to rear.

### Additional Information

Tenure: Freehold

Services: All mains services are connected

EPC Rating: E

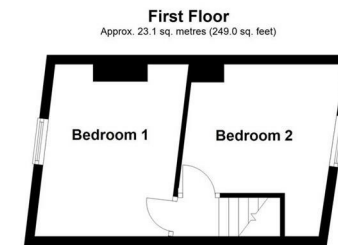
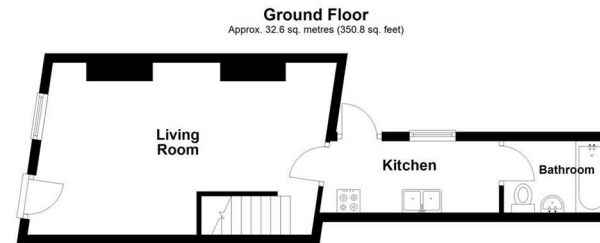
Council Tax Band: A East Lindsey





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 55.7 sq. metres (599.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.