



# CHOICE PROPERTIES

*Estate Agents*

2, The Mount Riverhead,  
Louth, LN11 0DD

Reduced To £239,950



It is a pleasure for Choice Properties to bring to the market this spacious two/three bedroom detached bungalow, peacefully tucked away in the most sought after and peaceful location. The bungalow further benefits from two reception rooms, spacious driveway with garage and wrap around garden. Viewing is highly advised. NO UPPER CHAIN.

Offering generously portioned rooms throughout and a flexible layout, the accommodation comprises:-

### **Hallway**

13'1" x 6'7"

Spacious hallway, loft access - partly boarded with ladder and lighting.

### **Reception Room**

10'8" x 15'9"

Dual aspect windows, feature fireplace set into bricked surround, TV Aerial point, telephone point.

### **Kitchen**

14'8" x 8'3"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, integral cooker with four ring gas hob over, space for fridge/freezer, partly tiled walls, door to:-

### **Utility Room**

11'3" x 4'9"

Dual aspect windows, fitted base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, tiled splash backs, plumbing for a washing machine, built in storage cupboard, door to the side aspect into the garden, door to front aspect leading into the integral garage.

### **Dining Room**

9'6" x 12'7"

Spacious room providing ample space for a dining table, French double opening doors leading to:-

### **Conservatory**

8'0" x 9'4"

Triple aspect windows, polycarbonate pitched roof, pedestrian door to the side aspect leading to the garden.

### **Bedroom 1**

9'7" x 12'7"

Spacious double bedroom over looking the garden.

### **Bedroom 2**

8'10" x 9'7"

Double bedroom overlooking the garden, built in wardrobes.

### **Bathroom**

Fitted with a three piece suite comprising panelled bath with mixer tap and main shower attachment over, pedestal wash hand basin with single taps, close coupled wc, shaving point, tiled splash backs.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

8'7" x 18'5"

Electric up and over door, power and lighting, wall mounted fuse box.

## **Garden**

The property stands proudly upon wrap around gardens which feature a well tended laid to lawn garden, gravelled patio seating area, featured steps leading down towards the timber storage shed. The garden is adorned with an abundance of colourful plants, trees and shrubbery throughout.

## **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 C.

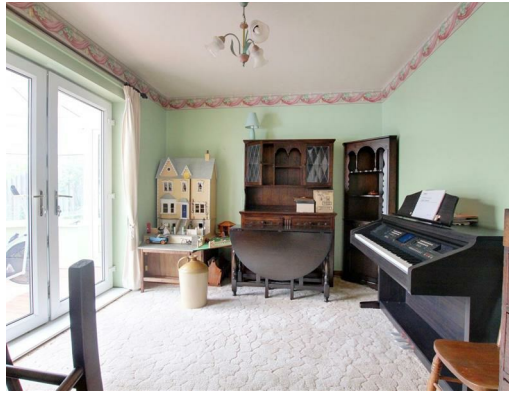
## **Making an offer**

## **Viewing arrangements**

## **Opening hours**

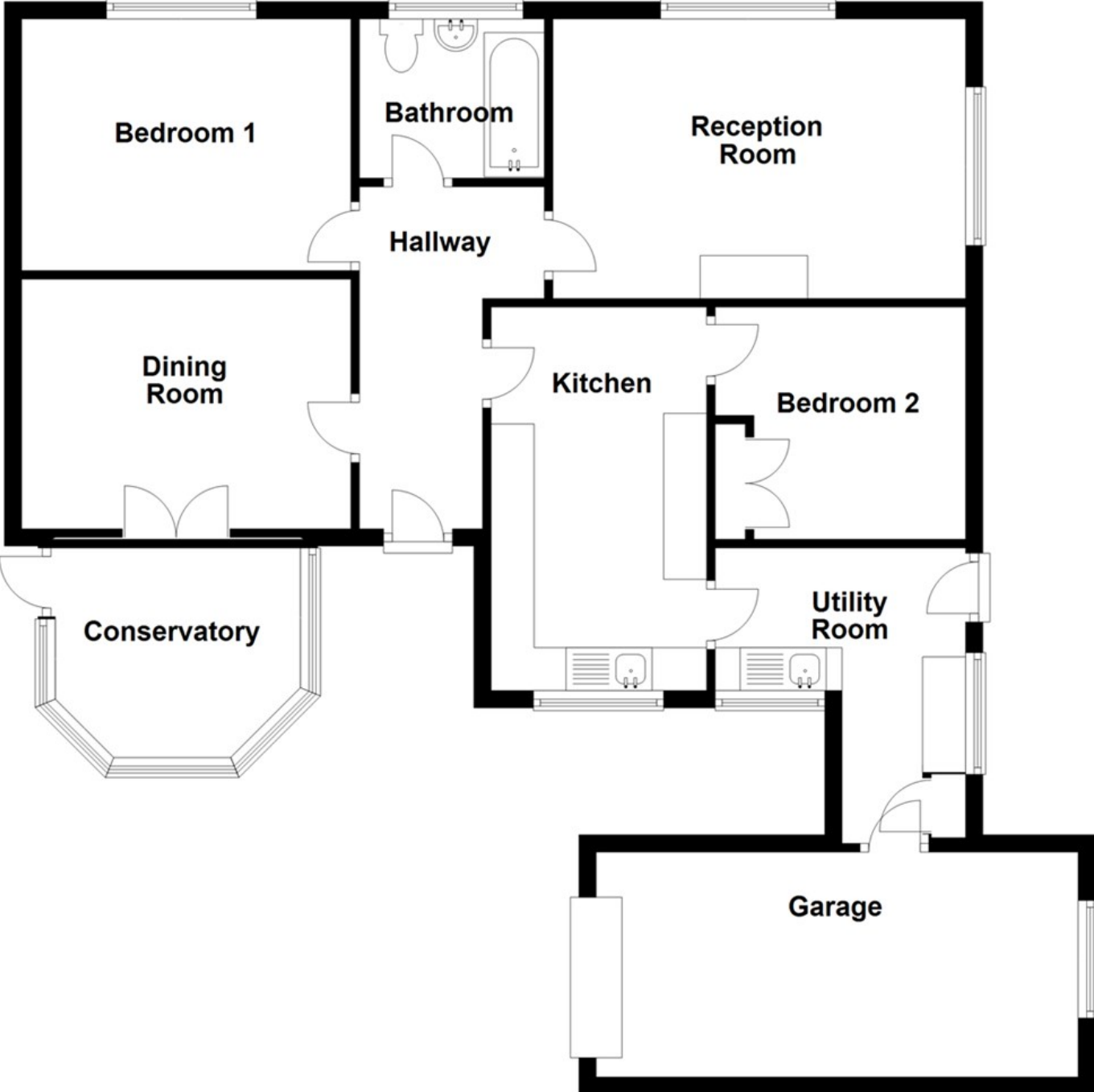
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**Ground Floor**



# Directions

From our Louth office on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate, passed the Church then take your third left onto Riverhead. Once on Riverhead Road take your third right onto Riverhead. Then take your second left and number 2 the Mount can be found at the bottom of the road on the right hand side.

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	

