



CHOICE PROPERTIES

Estate Agents

2, The Mount Riverhead,
Louth, LN11 0DD

Reduced To £220,000



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, feateded 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

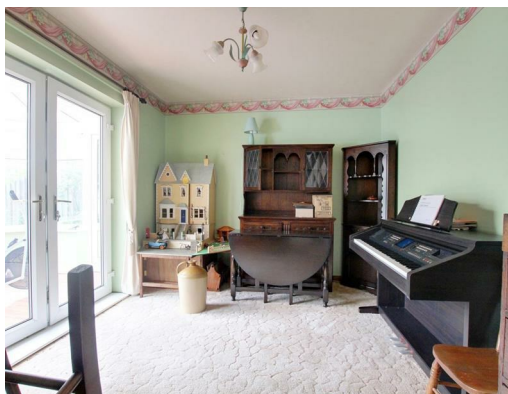
Making an offer

Viewing arrangements

Opening hours

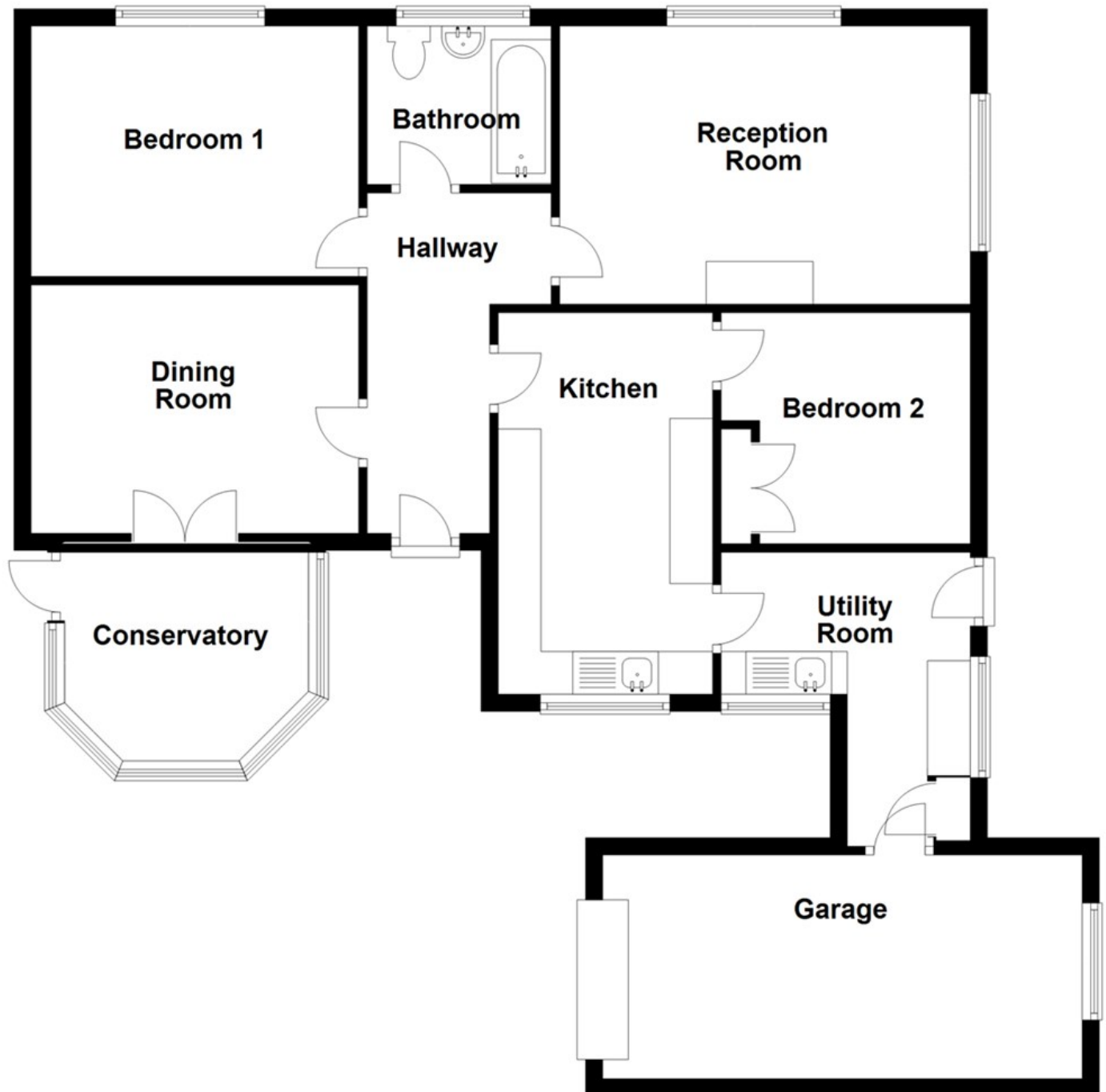
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

