



CHOICE PROPERTIES

Estate Agents

1 Lock Keepers Way,
Louth, LN11 0GQ

Reduced To £525,000



Choice Properties are delighted to bring to market this most spacious and very well presented four bedroom home. Located in a sought after position in the picturesque Georgian market town of Louth this beautiful property is only a short walk from the centre of the town and is ideally placed for Louth's cafe culture, shops and amenities.

The property has the benefit of Gas Central Heating and UPVC Double Glazing. Internally the spacious well laid out accommodation comprises:-

Front entrance door to:

Lobby

7'8" x 4'7"

Radiator. Double opening glazed doors to the Hallway. Door to:

Cloakroom WC

7'8" x 3'

Fitted with modern w.c. and wash hand basin fitted into vanity unit with storage. Part tiled walls. Radiator. Extractor fan.

Entrance Hall

11'10" x 11'

Staircase to the first floor landing. Radiator. Understairs storage cupboard. Smoke alarm.

Lounge

21'2" x 13'9" plus bay 9'1" x 3'

Large box bay window. Inglenook style fireplace with open fire set in a feature brick surround with tiled hearth. 2 Radiators.

Study

11'10" x 9'11"

Radiator.

Kitchen/Dining Room

22'6" x 13'3"

Newly fitted kitchen with a range of wall and base units covered with Quartz worktops incorporating a large breakfast bar. Ceramic sink unit and drainer with mixer taps. Twin electric oven/microwave plus 5 zone induction hob with extractor hood over. Integrated dishwasher. Integrated full height fridge and freezer. Spot lighting. Radiator. Double opening glazed doors to the Sun Room. Door to:

Utility Room

13'2" x 6'4"

With newly fitted wall and base units with Quartz worktops. Stainless steel sink unit and drainer with mixer taps. Plumbing for the washing machine and tumble dryer. Cupboard housing the 'Worcester' Gas boiler which supplies the central heating and hot water. Programmer controls. Radiator. Door leading out to the rear garden.

Sun Room

13' x 10'10"

With double opening doors leading out to the rear patio and garden.

Galleried Landing

14'32 x 11' to widest dimensions

Radiator. Access to the loft area. Smoke alarm. Airing cupboard housing the pressurised hot water cylinder with immersion heater.

Bedroom 1

13'9" x 13'

With a range of fitted bedroom furniture including wardrobes, bedside cabinets and dressing table. Radiator. Door to:

En-suite Shower Room

12'1 x 7'5"

With modern fitted shower room which consists of a large shower enclosure with mixer shower plus wash hand basin and w.c. set in vanity units with storage. Fully tiled walls. Tiled floor. Heated towel rail. Spot lighting. Extractor fan.

Bedroom 2

15'6" x 11'2" to widest dimensions

Fitted wardrobe. Radiator.

Bedroom 3

13'5" x 9'11"

With a range of fitted bedroom furniture including wardrobes, bedside cabinets and dressing table. Radiator.

Bedroom 4

13'4" x 9'11" to widest dimensions

With a range of fitted bedroom furniture including wardrobes and bedside cabinets. Radiator.

Bathroom

13' x 7'8"

With a four piece bathroom suite which consists of a large spa bath, shower enclosure with mixer shower plus wash ahnd basin and w.c. set in vanity units with fitted storage. Heated towel rail. Extractor fan. Spot lighting. Fully tiled walls.

Driveway

Block paved driveway giving access to the garage.

Double Garage

19'4" x 18'7"

With two remote operated electric roller garage doors. Side access door. Power and lighting.

Gardens

To the front/side of the property is a lawned garden with paved paths fronted by a brick wall with feature railings. To the side is gated access to the enclosed rear garden which is mainly laid to lawn with a block paved patio area.

Tenure

Freehold

Council Tax

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 F.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth. Tel 01507 860033

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.



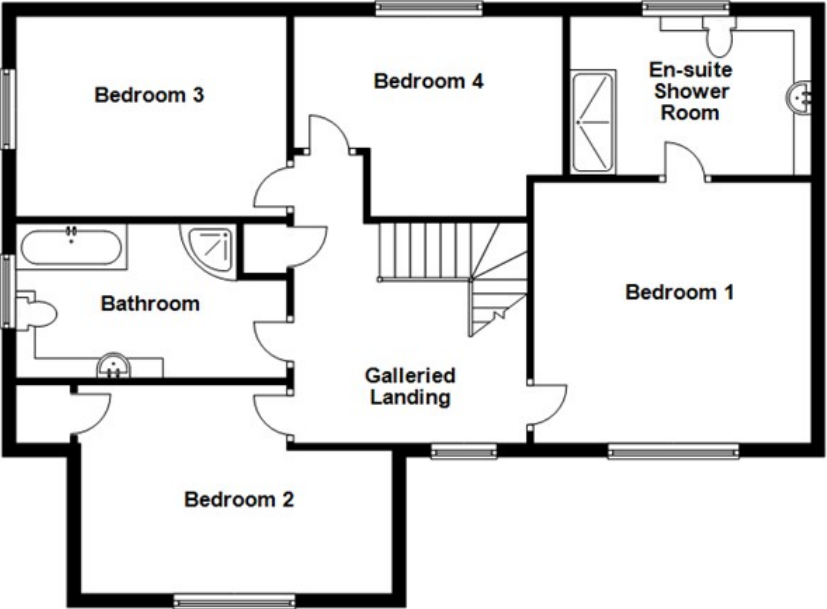




Ground Floor



First Floor



Directions

Please use the postcode LN11 0GQ for directions to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

