



# CHOICE PROPERTIES

*Estate Agents*

1a Mayfield Crescent,  
Louth, LN11 8EQ

Reduced To £374,950



Choice Properties are delighted to offer for sale this superb and stunning four bedroom detached dormer bungalow, located in the most sought after location, just a short distance from the thriving market town of Louth and all the local amenities. The property further benefits from driveway with garage, stands proudly upon well tended gardens and is immaculately presented throughout. Viewing is highly advised.

Offering generously proportioned rooms throughout and a flexile layout, this spacious and beautifully presented accommodation comprises:-

### **Entrance Hall**

20'2" x 3'7"

Featured composite entrance door leading into the light and airy entrance hall, staircase to the first floor with understairs storage, inset spot lights to the ceiling, thermostat controls, Solid oak doors leading to the kitchen/dining room, bedrooms and shower room.

### **Reception Room**

19'3" x 12'8"

French double opening patio doors to the rear aspect leading out onto the garden, TV Aerial point, telephone point, Oak effect Karndean flooring.

### **Kitchen/Dining Room**

28'3" x 12'6"

Fitted with a range of modern and stylish grey wall and base units with worktops over extending to a central island, one and a half bowl resin sink unit with drainer and stainless steel mixer taps, integral 'Bosch' double cooker four ring induction hob with featured extractor hood over, integrated fridge and dishwasher, inset spot lights to the ceiling, TV Aerial point, Karndean vinyl flooring, French double opening patio doors to the side aspect, twin Velux windows, double opening Oak doors leading into the reception room, door to:-

### **Utility Room**

5'5" x 9'5"

Fitted with wall and base units with worktops over, one and a half bowl resin sink unit with drainer and stainless steel mixer tap, plumbing for a washing machine, space for a tumble dryer, tiled flooring, wall mounted combination boiler, partly tiled walls, extractor fan, pedestrian door to the side aspect.

### **Bedroom 1**

11'11" x 11'10"

Spacious double bedroom, dual aspect windows, TV Aerial point, open arch leading to:-

### **Dressing Room**

7'11" x 5'8"

Ideal storage space or dressing room.

### **Bedroom 4**

8'1" x 9'5"

Spacious single bedroom, TV Aerial point, wall mounted consumer unit.

### **Shower Room**

6'0" x 9'5"

Fitted with a modern three piece suite comprising large walk shower with mains Waterfall shower over, wash hand basin with mixer tap set into vanity unit close coupled w.c., extractor fan, chrome heated towel rail, mermaid panelling to the splash backs.

### **Landing**

Solid Oak doors leading to both bedrooms and the bathroom, featured circular window to the side aspect.

### **Bedroom 2**

19'5" x 8'10"

Spacious double bedroom, featured Velux window, TV Aerial point telephone point, door leading to the dressing area with further door leading to a large storage area.

### **Bedroom 3**

11'1" x 11'9"

Featured Velux window, spacious double bedroom, TV Aerial point, eaves storage.

## **Bathroom**

11'8" x 5'6"

Fitted with an impressive four piece suite comprising panelled bath with mixer tap and shower attachment, large walk in shower with main Waterfall shower over, wash hand basin with mixer taps set into vanity unit, close coupled w.c., chrome heated towel rail, mermaid panelling to the splash backs.

## **Driveway**

Providing off street parking.

## **Garage**

17'02" x 12'05"

Electric roller door, power and lighting, push flush w.c. and hand basin with Triton electric hot water tap, pedestrian door to the side aspect.

## **Garden**

The property stands proudly upon well tended gardens to the front and rear and features an abundance of established plants, trees and shrubbery throughout. Timber fencing to the boundaries ensure the garden is privately enclosed. There is a spacious paved patio seating area located outside the kitchen and reception room which is ideal for soaking up the sunshine or dining alfresco. The rest of the garden is neatly laid to lawn. A timber gate to the side of the property separates the front and rear gardens,

## **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.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

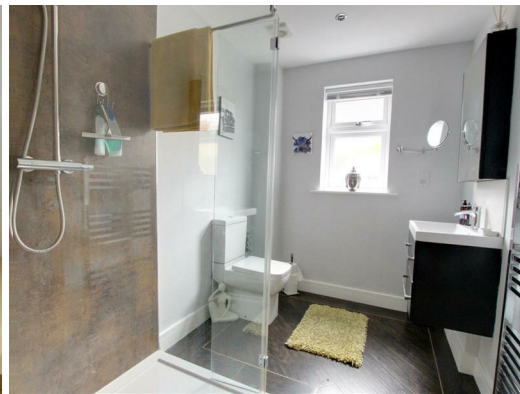
## **Making an offer**

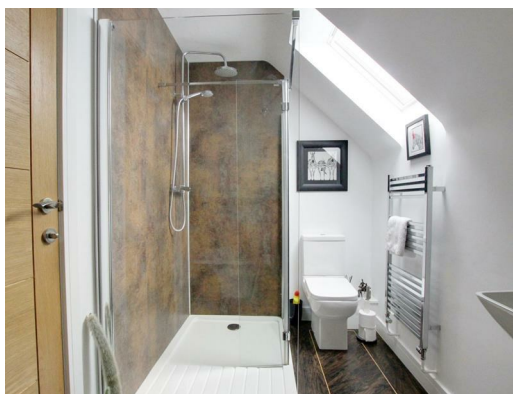
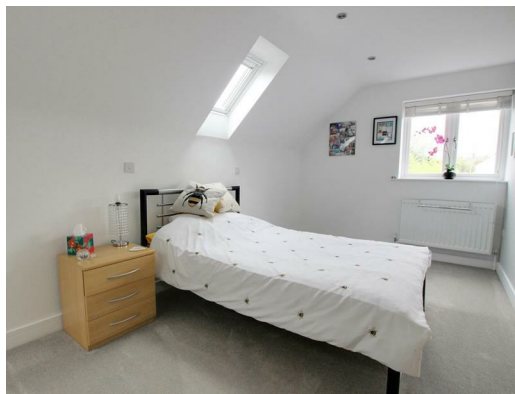
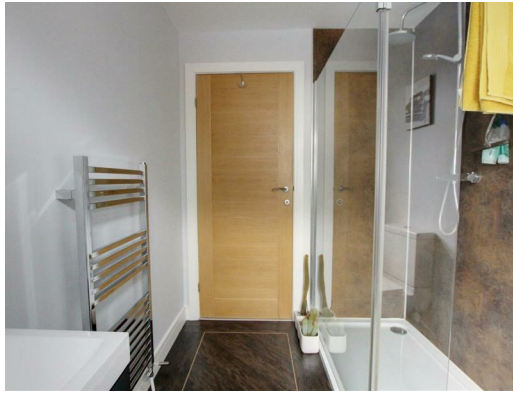
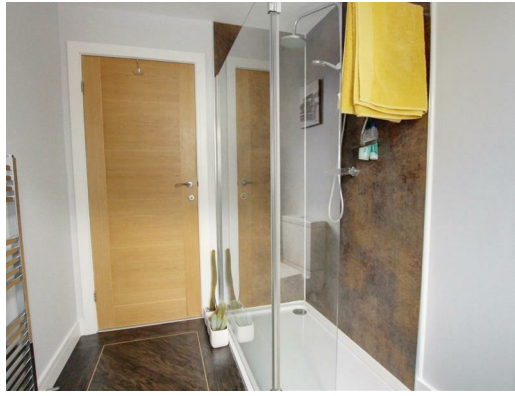
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

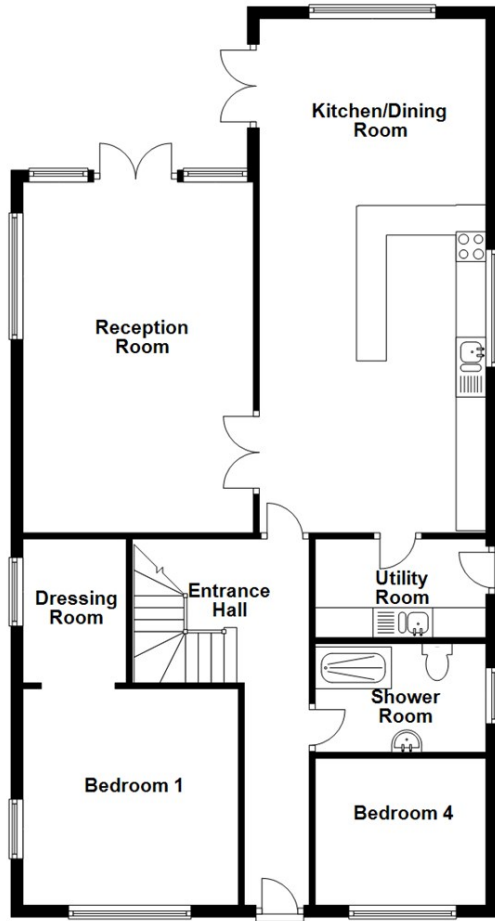




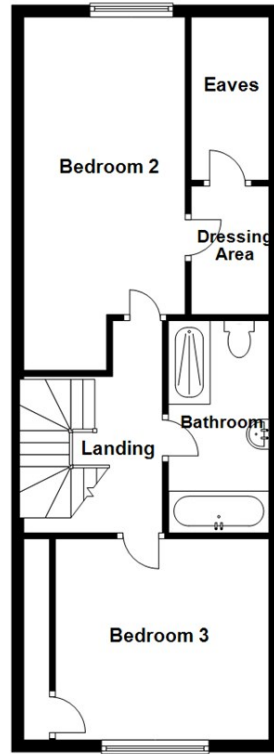




**Ground Floor**



**First Floor**





# Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto NewMarket. Continue on Newmarket and then take your 6th left onto Mayfield Crescent. Number 1a can be found on your left hand side.

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	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		
(55-60) 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	EU Directive 2002/91/EC

