



CHOICE PROPERTIES

Estate Agents

5 Petrel Drive,
Louth, LN11 0ZG

Reduced To £229,950



It is a pleasure for Choice Properties to bring to the market this stunning and stylish four bedroom (1 en-suite) semi-detached town house, situated on a modern and sought after development. This immaculately presented property further benefits from two reception rooms, driveway with parking and sits proudly upon a well tended garden. Viewing is highly advised to appreciate the accommodation on offer. ****NO UPPER CHAIN****

Offering generously proportioned rooms and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

15'1" x 6'8"

Staircase to the first floor, under stairs storage cupboard, wall mounted consumer unit, thermostat controls.

Kitchen

11'3" x 9'11"

Fitted with a stylish range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker, four ring gas hob with featured extractor over, integrated fridge/freezer and dishwasher, plumbing for a washing machine.

Reception Room

12'2" x 15'9"

Spacious light and airy reception room overlooking the garden, TV Aerial point, telephone point, French double opening patio doors to the rear aspect leading to the rear garden, door to:-

Dining Room

11'5" x 10'2"

WC

Fitted with a white two piece suite comprising wash hand basin with mixer tap, dual flush w.c., tiled splash backs.

Landing

Door to lobby, leading to the third floor.

Bedroom 2

11'2" x 7'5"

Double bedroom, uPVC double glazed window.

Bedroom 3

9'5" x 8'6"

Double bedroom, uPVC double glazed window.

Bedroom 4

7'10" x 8'0"

Single bedroom, uPVC double glazed window.

Bathroom

6'4" x 8'6"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, wash hand basin with mixer tap, dual flush w.c., tiled splash backs.

Lobby

Staircase to the third floor.

Bedroom 1

17'3" x 15'9"

Window to front, twoStorage cupboard, two sliding doors, door to:

En-suite shower room

Fitted with a modern three piece suite comprising large shower cubicle with electric shower over, wash hand basin, dual flush w.c., tiled splash backs.

Driveway

Paved driveway providing off road parking for two vehicles.

Store

7'0" x 10'2"

Up and over door, power and lighting.

Originally the garage which has been made smaller to create the Dining Room.

Garden

To the rear of the property you will find a beautifully maintained garden which is mainly laid to lawn and enclosed with timber fencing to the boundaries. There is also a spacious paved patio seating area located outside the reception room, which is ideal for soaking up the sunshine or dining alfresco. The garden is south facing so you can enjoy the sun all day. A timber gate the side of the property provides access to the front garden.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

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.

Viewing arrangements

Viewing by appointment through Choice Properties Louth 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.

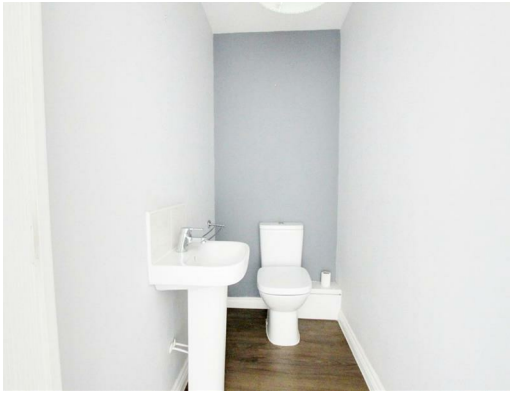
Making an offer

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.

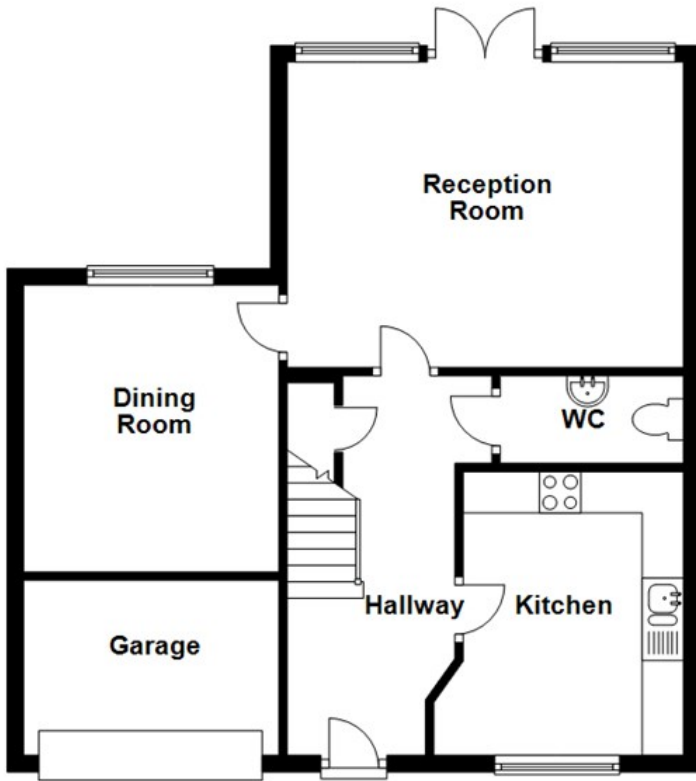
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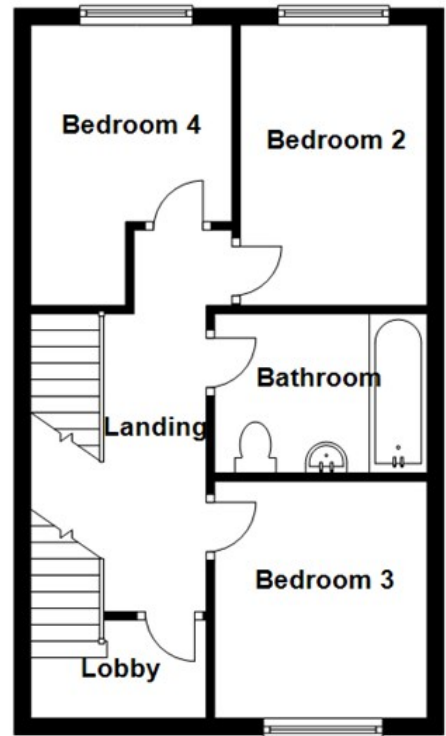




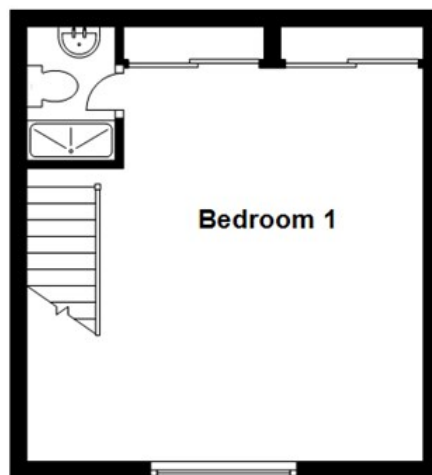
Ground Floor



First Floor



Second Floor



Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Continue onto Guillemot Drive, then tun left onto Albatross way. Then take your second left onto Petrel Drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

