



CHOICE PROPERTIES

Estate Agents

Ponsford London Road,
Louth, LN11 8QH

Reduced To £230,000



Choice Properties are delighted to bring to the market this spacious two bedroom semi-detached bungalow, situated in the most sought after location, overlooking beautiful open views to the front and rear. The bungalow further benefits from large reception room, generous kitchen/diner and sits proudly upon a superb plot with ample parking. Viewing is highly advised.

The spacious and well laid out accommodation comprises:-

Entrance Hall

12'2" x 4'8"

Spacious entrance hall, L-Shaped, doors to Kitchen and Bedroom 1.

Reception Room

19'9" x 11'9"

Dual aspect windows creating a light and airy atmosphere, featured open fireplace set into bricked surround with tiled hearth and wooden mantle, TV Aerial point, telephone point, sliding patio doors to the rear aspect leading into the rear garden and overlooking beautiful open field views.

Kitchen/Dining Room

16'3" x 12'6"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, cooker point, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, featured breakfast bar, wall mounted consumer unit.

Bedroom 1

12'2" x 13'11"

Remarkably spacious double bedroom, overlooking views to the front aspect, spacious built in wardrobe space.

Bedroom 2

9'3" x 9'5"

Spacious double bedroom, overlooking views to the rear aspect.

Bathroom

5'4" x 9'1"

Fitted with a three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, close coupled w.c., tiled walls and flooring, built in airing cupboard.

Rear Lobby

8'11" x 3'1"

Built in storage cupboard, pedestrian door to the rear aspect leading into the garden.

Driveway

Spacious driveway providing ample parking for vehicles, including a motorhome/caravan.

Garden

The property stands proudly upon a generously sized plot and overlooks the most beautiful open views to both front and rear aspects. The rear garden is privately enclosed with timber fencing to the boundaries and is mainly laid with well tended lawn. There is a patio seating area located outside the reception rooms, where you can relax in the sunshine and take in the views. A timber storage shed is also included in the sale. A gate to the side of the bungalow provides access to the front garden.

Tenure

Freehold

Council Tax

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 B.

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.

Viewing Arrangements

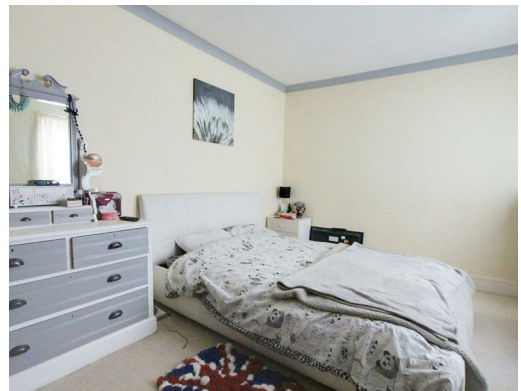
By appointment through Choice Properties on 01507 472016.

Opening Hours

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

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

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.

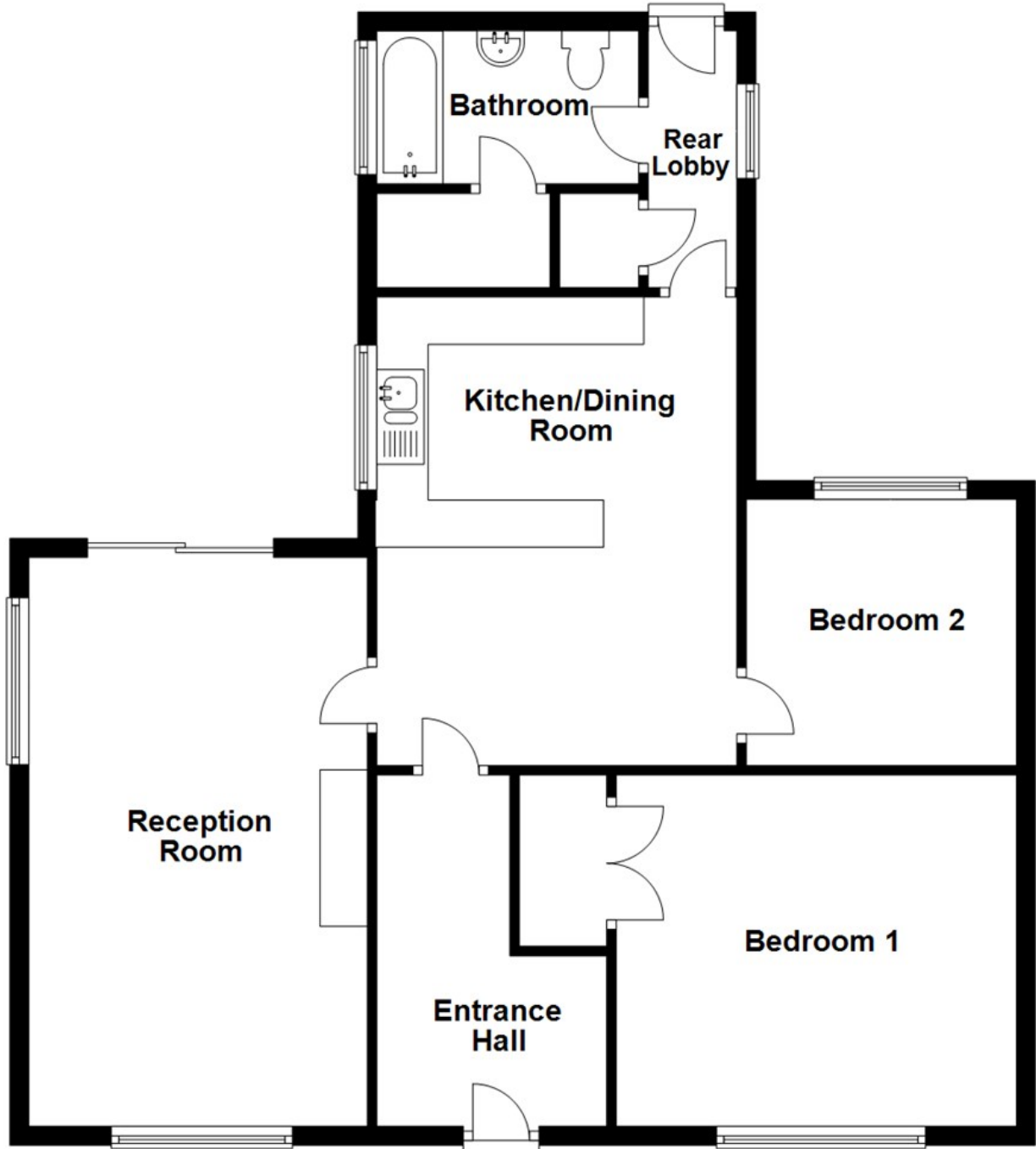




Call Us To View On 01507 860033

Call Us To View On 01507 860033

Ground Floor



Directions

From our Louth office head east along Eastgate. Once you reach the mini-roundabout take the second exit onto Church Street. Continue up Church Street and then at the junction turn right onto Newmarket. Then at the traffic lights turn left onto Upgate. Continue on Upgate onto London Road. Pondsford can then be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			47
(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	

