



CHOICE PROPERTIES

Estate Agents

115 High Holme Road,
Louth, LN11 0HD

Price £285,000



Choice properties are delighted to bring to the market this most impressive and immaculately presented, three bedroom semi-detached house, located just a short distance from the thriving town of Louth and all the local amenities. The property further benefits from two reception rooms, driveway with parking and sits proudly upon a generously sized garden. Viewing is highly advised.

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

Hallway

16'4" x 7'1"

Staircase to the first floor, wall mounted fuse box, thermostat controls, tiled flooring.

Reception Room

12'0" x 12'11"

Bay window to the front aspect, coal fireplace set into featured surround with tiled hearth and wooden mantle, TV Aerial point, telephone point.

Sitting Room

13'6" x 12'1"

Light and airy sitting room, fireplace set into featured surround with tiled hearth and wooden mantle, TV Aerial point, French double opening patio doors leading out onto the attractive rear garden.

Kitchen

14'1" x 10'3"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, cooker point with stainless steel extractor hood over, space for fridge/freezer, cupboard housing the wall mounted condensing boiler, TV Aerial point, partly tiled walls, pedestrian door to the side aspect leading into the garden, tiled flooring, featured opening into:-

Dining Room

9'2" x 7'11"

Space for a dining table, built in storage cupboard, tiled flooring, featured circular window to the side aspect, pedestrian door leading into the rear garden.

Utility Room

10'5" x 6'4"

Fitted with wall and base units with worktops over, space for fridge/freezer and tumble dryer, plumbing for a washing machine, tiled flooring.

Landing

9'10" x 6'11"

Built in storage cupboard, loft access - boarded with pull down ladder and lighting.

Bedroom 1

11'11" x 13'1"

Built in storage cupboard, loft access - boarded with pull down ladder and lighting.

Bedroom 2

12'11" x 10'6"

Spacious double bedroom over looking the garden, TV Aerial point, telephone point.

Bedroom 3

8'9" x 9'5"

Spacious single bedroom, overlooking the garden.

Shower Room

5'10" x 6'11"

Fitted with a three piece suite comprising corner shower cubicle with electric shower over, wash hand basin set into vanity unit with mixer taps, close coupled w.c. heated towel rail, tiled walls.

WC

5'6" x 3'7"

Outdoor w.c..

Driveway

Paved driveway providing parking for several vehicles and fronted by double opening timber gates.

Garden

To the rear of the property you will find the most privately enclosed garden with timber fencing and hedging to the boundaries. The garden is mostly laid with well tended lawn with a variety of plants, trees and shrubbery to the borders. There is a spacious paved patio seating area located outside the sitting room, which is ideal for soaking up the sunshine or dining Alfresco. A spacious workshop provides ample storage, has both power and lighting and measures 14'00" x 10'05". There is also a further seating area on raised decking, located next to the timber storage shed. A gate to the side of the property provides access to the front.

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 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 860033.

Opening hours

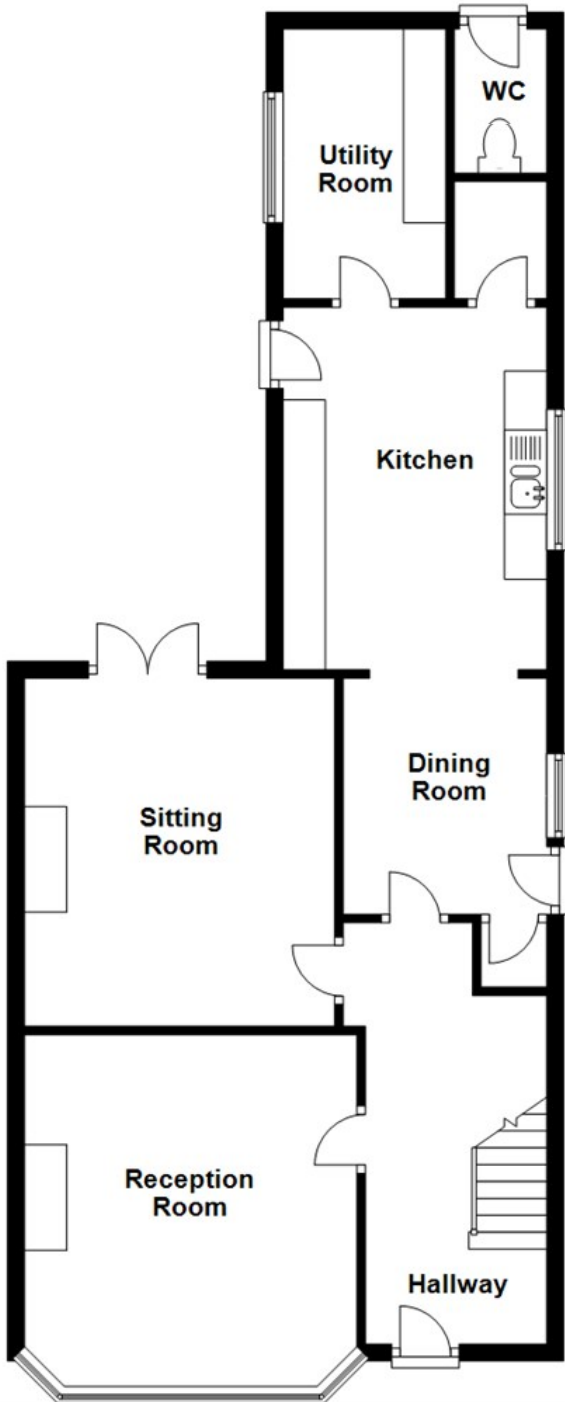
Monday to Friday 9.00 a.m. to 5.00 p.m.

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

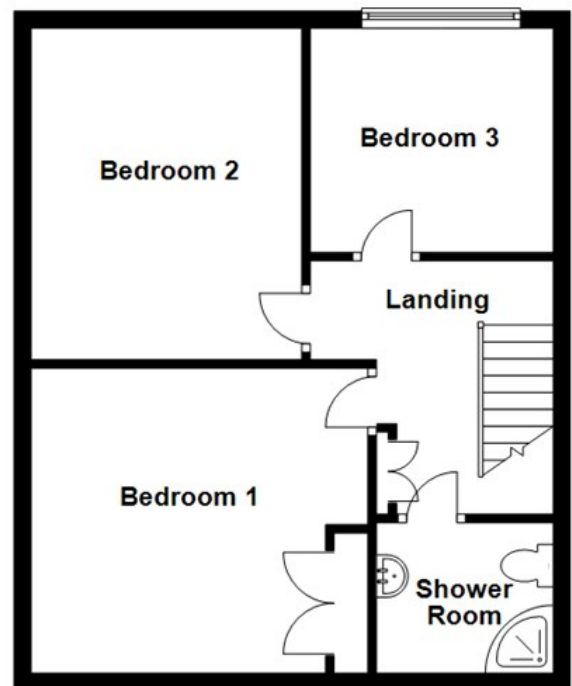
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Ground Floor



First Floor



Directions

From our Choice properties office on Mercer row, head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. At the next round-a-bout turn left onto High Holme Road and then take your first immediate left. Continue down High Holme Road and number 115 can be found half way down on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			56
(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	

