



CHOICE PROPERTIES

Estate Agents

182 Monks Dyke Road,
Louth, LN11 8AR

Offers Over £180,000



It is a pleasure for Choice Properties to bring to the market this spacious and well presented three bedroom semi detached house, located within the thriving market town of Louth. The property benefits from two reception rooms, generous layout, attractive and beautifully maintained garden to the rear. With a price reflecting the potential for further modernisation viewing is highly recommended. Please note this property has no upward chain.

Offering generously proportioned rooms throughout, the abundantly bright and beautifully maintained accommodation comprises:-

Porch

3'5" x 3'6"

Entrance from the front door leads to the porch. Door to:-

Inner store

5'7" x 4'1"

Providing extra storage space. With power and lighting.

Utility Area

24'3" x 4'6"

Entrance for the side door leads into the utility area. This space is fitted with a range of base units with worksurfaces over. Door to kitchen.

Hallway

6'2" x 10'2"

Staircase to the first floor, under stairs storage, smoke alarm, radiator.

Kitchen

12'2" x 11'2"

Fitted with a range of wall and base units with worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral electric cooker with gas hob and extractor hood over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, radiator, built in pantry, wall mounted 'Worcester' gas boiler, programming controls for the central heating.

Dining Room

10'0" x 8'4"

With ample space for a family dining table, side board, radiator, smoke alarm. Open archway leading into:-

Reception Room

12'3" x 13'0"

Gas fire set into featured surround, radiator, wall mounted thermostat controls.

Landing

Loft access, smoke alarm.

Bedroom 1

12'3" x 11'5"

Remarkably spacious double bedroom, fitted wardrobe, feature fireplace set into surround, radiator.

Bedroom 2

11'3" x 10'0"

Spacious double bedroom, fitted wardrobe and radiator.

Bedroom 3

10'11" x 7'1"

Spacious single bedroom/ ideal office space, radiator.

Shower room

8'2" x 6'11"

Fitted with a three piece suite comprising a large walk-in shower cubicle with main shower over, wash hand basin set into vanity unit with single taps, dual flush w.c., fully tiled walls, chrome heated towel rail (central heating operated or by switch), extractor fan, built in airing cupboard housing the hot water cylinder with immersion heater.

WC

5'7" x 2'10"

Fitted with w.c.

Bricked outside store

5'4" x 7'3"

Bricked outside store room, with power and lighting.

Driveway

Paved driveway providing off road parking for two vehicles.

Garden

To the rear of the property you will find an attractive and generously sized south facing garden which is privately enclosed with fencing to the boundaries. The garden features a partly paved patio seating area with a further laid to lawn section and is adorned with an abundance of colourful and established plants, trees and shrubbery to the borders. There are two timber storage sheds included in the sale. The front of the property can be accessed via the utility area.

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 A. Amount Payable for 2023/24 - £1340.37.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

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.

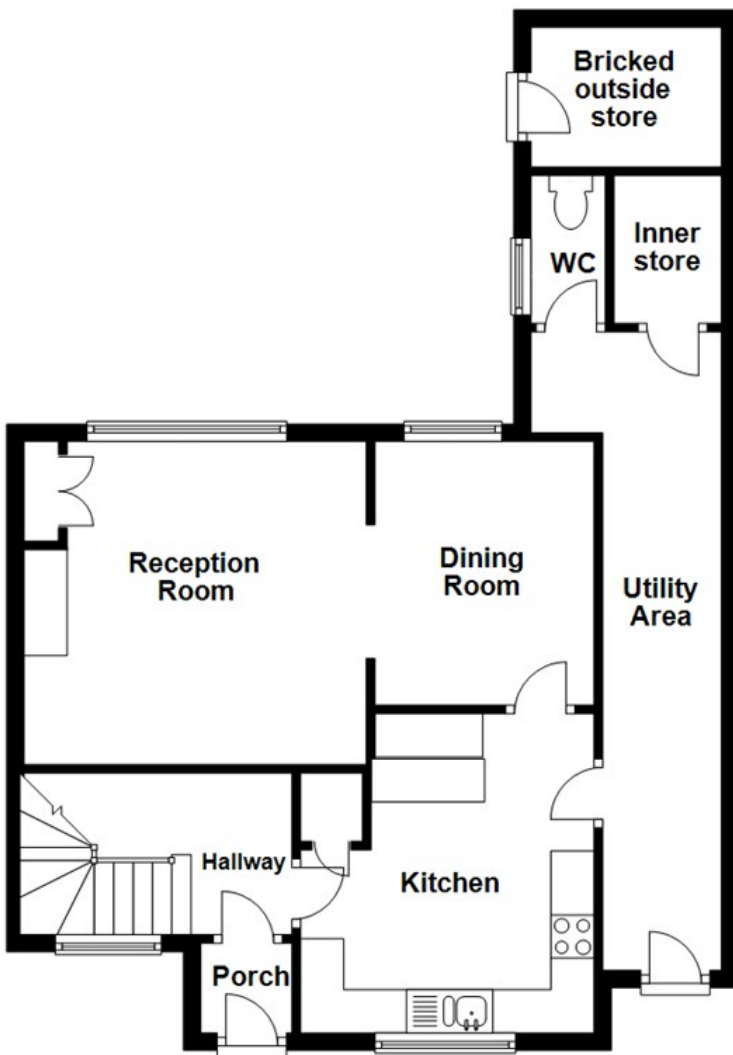
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





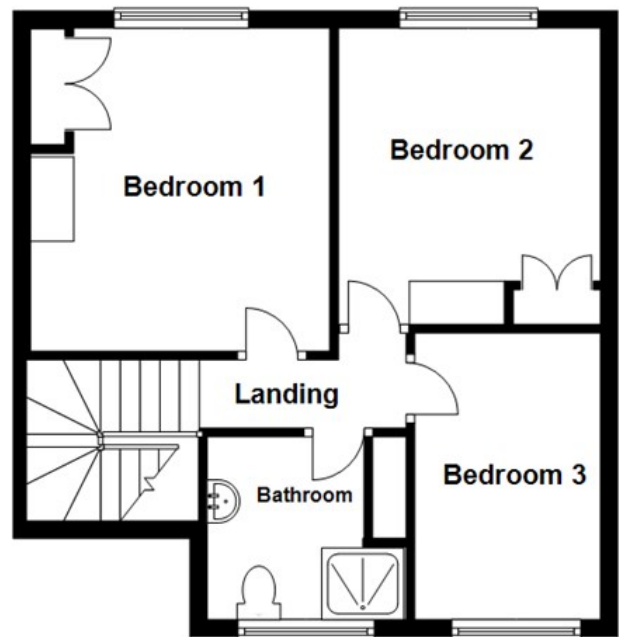
Ground Floor

Approx. 62.5 sq. metres (672.9 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 105.4 sq. metres (1134.6 sq. feet)

Directions

From Eastfield Road take a right hand turning onto St Bernard's Avenue. Continue on this road and then at the roundabout turn left into Monks Dyke Road. Number 182 can be found a short a way down on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

