



# CHOICE PROPERTIES

*Estate Agents*

50 Lacey Gardens,  
Louth, LN11 8DG

Reduced To £159,500



Choice Properties are delighted to bring to market this super semi detached home. Located in a pleasant position in the vibrant and sought after market town of Louth this lovely property features 3 Bedrooms, 2 Bathrooms and 2 Reception Rooms. With good sized gardens which benefit from two sheds and a summer house this home also has parking for two vehicles. Viewing is Highly Recommended.

With the benefit of Gas Central Heating & UPVC Double Glazing the well laid out internal accommodation consists of:-

### **Entrance Hallway**

With Front Access Door. Staircase to Landing.

### **Lounge**

With attractive open feature fireplace set in tiled surround. French doors leading to rear garden.

### **Dining Room**

### **Kitchen**

With newly fitted grey kitchen with ample wall and base units with wood effect work surfaces over. Stainless steel sink unit and drainer. Integrated dishwasher. Integrated Fridge/Freezer. Electric oven. Gas Hob with extractor hood over. Plumbing for automatic washing machine. Breakfast Bar. Rear Access door to garden.

### **Ground Floor Shower Room**

With shower cubicle, Wash hand basin and push button flush w.c.

### **Landing**

With loft access to part boarded roof space.

### **Bedroom 1**

Airing Cupboard. Cupboard housing Ideal Gas combination boiler which supplies the central heating system. Built in wardrobe.

### **Bedroom 2**

Built in wardrobe.

### **Bedroom 3**

### **Bathroom & wc.**

With three piece suite which consists of panelled bath with shower over, wash hand basin and w.c

### **Driveway**

Driveway with shared access and parking for two vehicles.

### **Gardens**

This lovely property stands on a good sized corner plot with lawned garden to the front featuring a variety of fruit trees. To the rear is a private garden with pleasant patio area, lawned garden and vegetable garden and has the benefit of 2 Sheds and a Summer house all with power to them.

### **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 A.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033

## **Making an Offer**

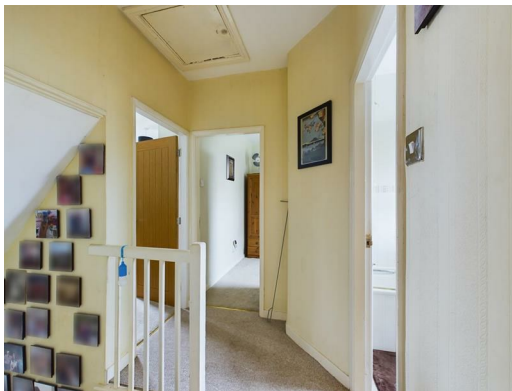
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

## **Opening Hours**

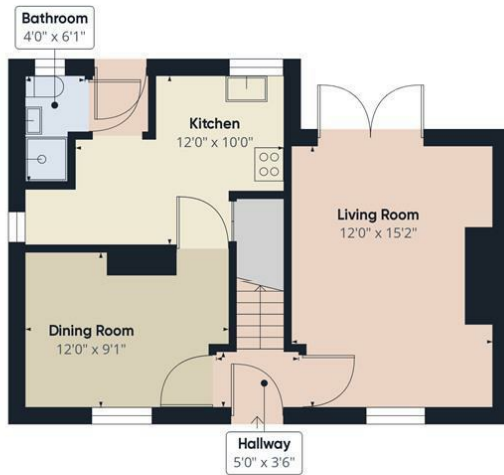
Monday to Friday 9am- 5pm  
Saturday 9am - 3pm

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.









Floor 0

Approximate total area<sup>(1)</sup>  
882.96 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Directions

Use the postcode LN11 8DG for directions to the property and No 50 is the pretty blue house on the corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			60
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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	

