



# CHOICE PROPERTIES

*Estate Agents*

4 Primrose Hollow,  
Louth, LN11 9JB

Price £375,000



**\*\*SUBSTANTIAL SPACE THROUGHOUT\*\***Choice Properties are delighted to offer for sale this superb, stylish three bedroom semi-detached town house, standing proudly over an extensive three storey's and situated on a beautiful and individual development, just a short distance from Louth's thriving market town and many impressive amenities including the Golf Course, Leisure Centre and many restaurants.

As you step inside, you are greeted by an immaculate interior throughout with expansive layout providing ample space for a growing family or those who love to entertain guests.

The property features a tandem garage and plenty of parking, ensuring convenience for homeowners with vehicles. Additionally, the 7-year new build warranty offers peace of mind, making this home a secure investment for the future.

Don't miss out on the opportunity to purchase this magnificent home and make it your own. Early viewing is highly advised!

Offering generously proportioned rooms throughout with the most desirable layout, this truly expansive and abundantly light accommodation comprises;-

### **Entrance Hallway**

13'1" x 7'8"

Entrance via uPVC double glazed door to the front aspect, wooden flooring, featured glass and oak staircase to the first floor with under stairs storage space, inset spot lights to the ceiling, radiator, integral door leading into the garage, door to:-

### **Utility room**

12'0" x 7'8"

Fitted with a modern range of wall and base units with complimentary wood effect worksurface over, one bowl stainless steel sink unit with drainer and mixer taps, wooden flooring, tiled splashbacks, plumbing for a washing machine, inset spot lights to the ceiling, space for free standing fridge/freezer, extractor fan, radiator.

### **First floor landing**

With access to all first floor rooms, featured glass and oak staircase leading to second floor landing, radiator.

### **Open plan Kitchen/Diner**

14'0" x 19'9"

Stunning and stylish open plan kitchen/diner, fitted with a range of modern wall, base and drawer units with complimentary wood effect worksurface over, one and a half bowl porcelain sink unit with drainer and stainless steel mixer tap, integral 'LAMONA' cooker and microwave, four ring gas hob with featured stainless steel extractor hood over, integrated fridge freezer/ and dishwasher, uPVC double glazed window to the rear aspect overlooking view of the garden, French uPVC double opening patio doors leading out into the garden, inset spot lights to the ceiling, wooden flooring, cupboard housing the wall mounted 'Alpha' gas combination boiler, partly tiled walls, TV Aerial point, radiator.

### **Reception room**

15'0" x 11'9"

Light and airy reception room, uPVC double glazed window to the front aspect. TV Aerial point, radiator.

### **Cloakroom**

7'8" x 4'2"

Fitted with a modern two piece suite comprising wash hand basin with mixer tap, dual flush w.c., tiled splashbacks, inset spot lights to the ceiling, extractor fan, radiator, uPVC double glazed frosted window to the front aspect.

### **Second floor landing**

Built in storage cupboard with shelving, radiator, doors to all bedrooms and family bathroom.

### **Bedroom 1**

13'0" x 12'1"

Remarkably spacious main bedroom with uPVC double glazed window to the front aspect, TV Aerial point, radiator, door to:-

### **En-suite Shower room**

8'4" x 6'0"

Fitted with a stylish three piece suite comprising large corner shower cubicle with mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., modern featured tiled splash backs, extractor fan, inset spot lights to the ceiling, tiled flooring.

### **Bedroom 2**

9'0" x 11'4"

Spacious double bedroom, uPVC double glazed window to the rear aspect, radiator, TV Aerial point.

### **Bedroom 3**

9'0" x 8'9"

Double bedroom, loft access - with pull down ladder and lighting, radiator, TV Aerial point, uPVC double glazed window to the rear aspect.

### **Family Bathroom**

7'4" x 7'0"

Fitted with a stunning three piece suite comprising panelled bath with mixer taps and mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., fully tiled walls and flooring, inset spot lights to the ceiling, extractor fan.

### **Driveway**

Featured block paved driveway providing off road parking for several vehicles. The driveway has 2 bollard lights, a security light above and outdoor porch lighting.

### **Tandem Garage**

30'0" x 11'9"

Spacious tandem garage with up and over door, power and lighting, providing ample storage or further parking.

### **Garden**

To the front of the property are two neatly laid to lawn sections of garden either side of the driveway. To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features raised beds to one of the borders. At the bottom of the garden is a raised decked seating area with beautiful Pergola incorporated over the top, making this a lovely area for dining alfresco or simply soaking up the sunshine. There is a further paved patio located outside the kitchen/diner along with outdoor tap and lighting. Timber gates to the side of the property provides access to the stairs which lead you to the front of the property.

### **Note**

Please note all made to measure blinds are included in the sale.

### **Location**

This superb property is located in a thriving and historic market town offering an impressive array of independent shops, boutiques, butchers and delicatessens. Boasting the status of An Area of Outstanding Natural Beauty, Louth is located within easy reach of the coast with award winning beaches as well as being 16 miles from Grimsby and 28 miles from the city of Lincoln. Hubbard Hills and Westgate Fields are popular with locals and visitors alike. Other amenities include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, Riverhead Theatre, Playhouse Cinema, Kenwick Park Gym and Spa and Meridian Leisure Centre. The town is well serviced with bus routes as well as excellent schools including King Edward's VI Grammar School, a doctors surgery and a hospital. This sought after town also offers bustling markets and the New Market Indoor Hall displaying outstanding local produce. For larger food shops Louth spoils you with Morrisons, Aldi and the CO-OP.

### **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 -C.

### **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.

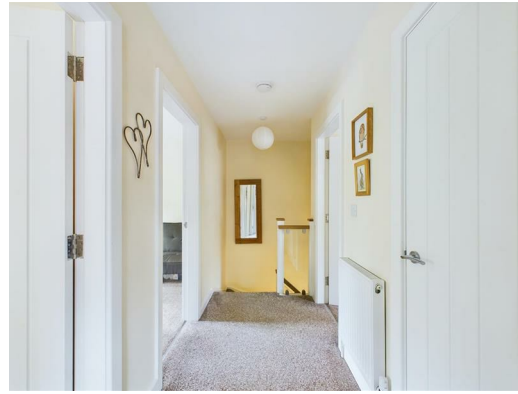
### **Opening hours**

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

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

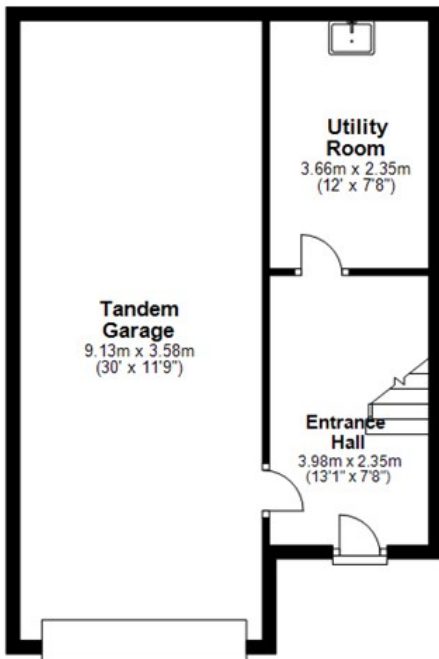
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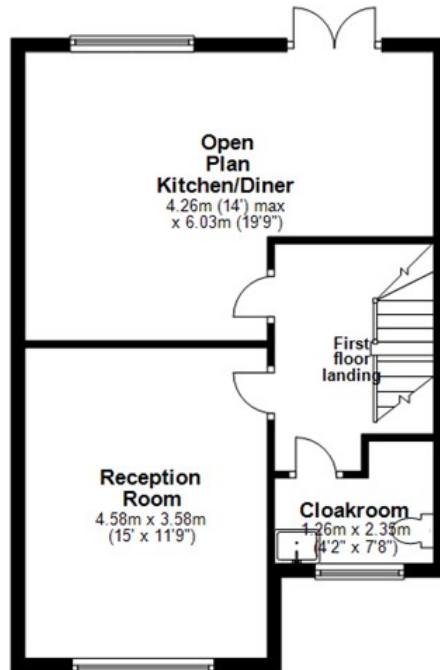




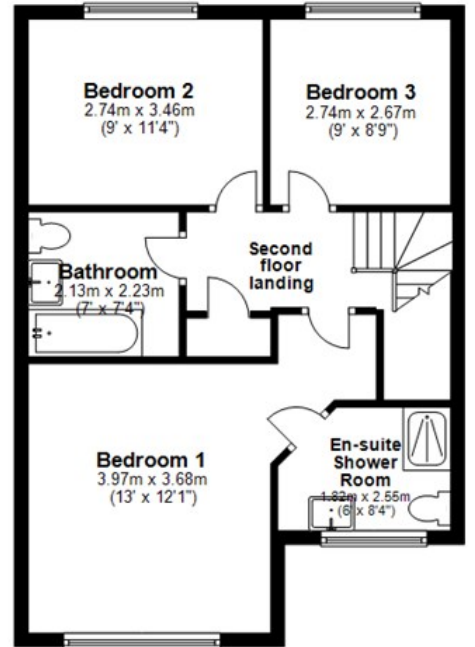
**Ground Floor**



**First Floor**



**Second 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 then turn left onto Primrose Hollow. Then turn left and number 4 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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 <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	

