



CHOICE PROPERTIES

Estate Agents

3 Grimsby Road,
Louth, LN11 0ED

Price £450,000



Choice Properties are delighted to present this charming property located on Grimsby Road in the picturesque town of Louth. This characterful home, built in 1860, boasts a generous 2,551 sq ft of living space, perfect for a growing family or for entertaining guests.

As you step inside, you'll be greeted by several reception rooms offering ample space for relaxation throughout. With five bedrooms and two bathrooms, there's plenty of room for everyone to enjoy their own space and privacy.

Situated on a spacious elevated plot, this property offers stunning views of the surrounding area, providing a peaceful and tranquil setting. Being close to the market town, you'll have easy access to local amenities, shops, and restaurants.

If you're looking for a home with history, character, and ample space, then look no further. Viewing is highly advised to truly appreciate all that this property has to offer. Don't miss out on the opportunity to make this house your home. Early viewing is advised.

Offering generously portioned rooms throughout with a flexible layout, the characterful and beautifully maintained accommodation comprises:-

Hallway

20'22" x 10'6"

Grand hallway which also makes an ideal office space, featured timber beams to the ceiling, open fire set into featured brick surround, wall mounted thermostat controls, staircase to the first floor.

Reception room

16'6" x 15'2"

With triple aspect windows - including spacious bay window to the front aspect creating a light and airy atmosphere throughout, original open fire set into featured surround with wooden mantle, TV Aerial point.

Sitting room

15'8" x 17'5"

With dual aspect windows - including spacious bow window to the front aspect, original open fire set into featured tiled surround with tiled hearth and wooden mantle, TV Aerial point.

Dining room

12'8 x 17'5

Spacious room with built in storage and ceiling light/fan. Ample space for a dining table.

Breakfast Kitchen

23'11" x 9'4"

Fitted with a modern range of high gloss wall and base units with granite worksurfaces over, one and a half bowl resin sink unit with drainer and stainless steel mixer taps, integral cooker with featured stainless steel extractor hood over, space for free standing fridge/freezer.

Utility room

9'6" x 6'0"

Fitted with wooden shelving units and base units providing ample storage, plumbing for a washing machine.

Sun room

11'6" x 8'7"

Polycarbonate roof, sliding patio doors opening out onto the attractive rear garden, power and lighting.

W.c.

6'0" x 6'4"

Fitted with a two piece suite comprising w.c., wash hand basin set into vanity unit with stainless steel taps, tiled splash backs, wall mounted consumer unit, electric meter.

Landing

10'0" x 7'4"

With loft access - pull down ladder and lighting.

Bedroom 1

16'5" x 14'1"

Remarkably spacious main bedroom, dual aspect windows, original fire set into featured surround, door to:-

En-suite Shower room

10'7" x 7'7"

Fitted with a three piece suite comprising corner shower with mains waterfall shower over, pedestal wash hand basin with stainless steel single taps, dual flush w.c., tiled splash backs, heated towel rail.

Bedroom 2

17'6" x 12'8"

Spacious double bedroom, dual aspect windows, original feature fire set into surround, built in wardrobes.

Bedroom 3

10'6" x 8'11"

Double bedroom, original fire set into featured surround.

Bedroom 4

12'0" x 9'4"

Double bedroom, dual aspect windows door to:-

Bedroom 5

11'4" x 9'5"

Double bedroom, dual aspect windows.

Bathroom

10'1" x 8'6"

Fitted with a spacious three piece suite comprising panelled bath with stainless steel single taps, corner shower cubicle with main waterfall shower over, pedestal wash hand basin with stainless steel single taps, built in cupboard housing the wall mounted boiler.

W.c.

5'3" x 3'0"

Partly tiled walls, w.c.

Driveway

Gravelled driveway providing off road parking for several vehicles.

Double Garage

Detached double garage with up and over doors, power and lighting.

Garden

The property sits proudly upon an elevated and attractive plot of approximately one half an acre. The garden is adorned with an abundance of well established and colourful plants, trees and shrubbery throughout. Featured stone steps lead down towards the property and secluded seating area, which is ideal for entertaining guests or simply soaking up the sunshine.

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 D.

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.

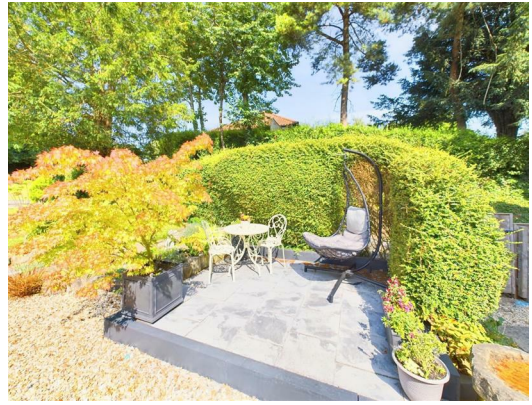
Saturday 9.00 a.m. to 3.00 p.m.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
2567.08 ft²

(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

From our office, head East on Mercer row and continue onto Market place. Continue on Eastgate then turn left onto Northgate. Turn right onto Chequergate and then turn left onto Bridge Street. Continue onto Grimsby road and number 3 can be found on your left hand side.

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

