



CHOICE PROPERTIES

Estate Agents

Jubilee House Jubilee Road,
Louth, LN11 7LH

Price £325,000



Choice Properties are delighted to bring to market this capacious four bedroom detached house with privately enclosed gardens. Offered with no onward chain, this generously proportioned property is offered with a large driveway with space for several vehicles and boasts a spacious brick built double garage. Viewing is highly advised to avoid missing out.

With the added benefit of UVPC double glazing throughout and a solid fuel boiler providing the central heating to the property, the well proportioned internal living accommodation comprises:-

Entrance Hall

5'11 x 9'8

with UVPC entrance door. Laminate flooring. Radiator.

Hallway

3'11 x 19'9

with hardwood doors to all ground floor rooms. UVPC entrance door leading to the rear of the property. Under stair storage. Telephone point. Power points. Radiator. Staircase leading to first floor landing.

Kitchen

14'11 x 9'7

Fitted with wall and base units with worksurfaces over. Four ring electric hob. 1 bowl stainless steel sink with drainer and mixer tap. Two door oven. Space for dishwasher. Space for small fridge freezer. UVPC window to front aspect. Opening to:-

Living Room

14'9 x 12'5

Traditional fireplace with tiled heath and surround. T.v aerial point. Radiator. Power point. French doors leading to garden.

Reception Room

14'11 x 12'5

Fireplace with marble heath and hardwood surround. UVPC window to front aspect. T.v aerial point. Radiator. Power point.

Utility

5'5 x 9'6

with part wood panelled walls. Plumbing for washing machine. Consumer unit. UVPC window to rear aspect. Power points. Radiator. Hardwood door.

Landing

6'11 x 6'7

Hardwood door to all first floor rooms. Access to the insulated loft. Power points. UVPC window to rear aspect.

Bedroom 2

14'11 x 9'6

Power points. Radiator. Airing cupboard UVPC window to rear aspect.

Bedroom 1

14'10 x 12'5

Power points. Radiator. UVPC window to front aspect.

Bedroom 3

11'10 x 12'4

Power points. Radiator. UVPC window to front aspect.

Bedroom 4

11'10 x 9'7

Power points. Radiator. UVPC window to rear aspect.

Bathroom

7'1 x 9'0

Three piece suite comprising bath with electric shower over, Pedestal wash hand basin, and push flush w.c. Part tiled walls. Radiator. Extractor. UVPC window to front aspect.

Garage

21'0 x 25'0

Brick built double garage fitted with power and lighting. Beamed ceiling. Solid fuel boiler. Up and over garage door. Hardwood pedestrian access door. Window to front aspect.

Garden

To the rear of the property is a well proportioned privately enclosed laid to lawn garden with fencing and hedging to the perimeter.

Driveway

Part gravelled part paved driveway providing off street parking. Space for several vehicles.

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. Amount Payable 2024/25 - £2126.67

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 1.00 p.m.

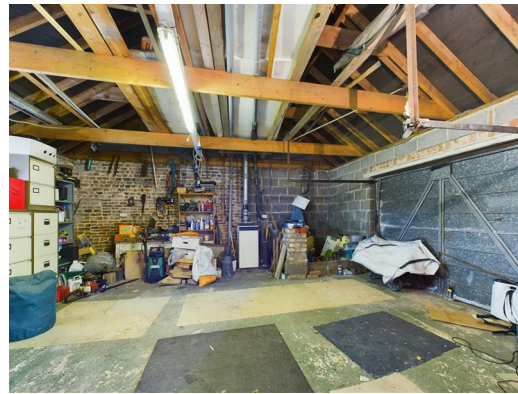
Making an offer

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.

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. 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.

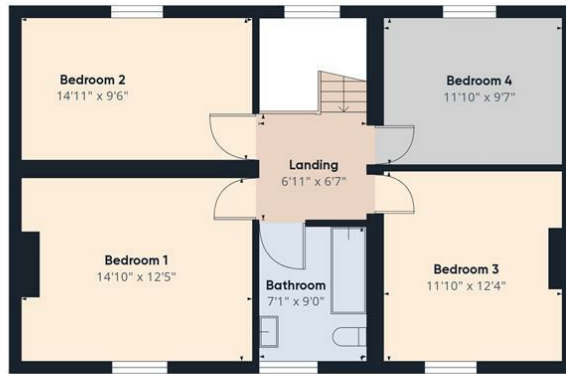








Floor 0



Floor 1

Approximate total area^m
1451.08 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.

Calculations are based on RICS IPMS 3C standard.

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Directions

Once you enter the village of North Somercotes, continue onto Keeling Street. Go past the Axe & Cleaver pub which is located on your left hand side and then take the first right onto Jubilee road. Jubilee house is one of the first properties located on your left.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-60) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 83 |
| | | 40 |
| 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 | | |
| (55-60) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

