



CHOICE PROPERTIES

Estate Agents

9 Holmes Close,
Louth, LN11 0HB

Reduced To £187,500



****NO ONWARD CHAIN - REDUCED BY MOTIVATED SELLER**** Choice Properties are delighted to bring to market this most spacious 3 bedroom semi detached house. With no upper chain and ready to move into this super home is situated in a pleasant position and only a short distance from the town centre of Louth and all of the amenities it has to offer. With plenty of parking and gardens to the front and rear we highly recommend viewing this great family home.

With the added benefit of gas central heating and new flooring throughout, the well proportioned internal living accommodation comprises:-

Hallway

12'7" x 5'9"

UVPC entrance door leading into the hallway. Radiator. Power points. Stairs to first floor landing. Door to kitchen. Door to:-

Reception Room

13'11" x 11'9"

Large UVPC window to front aspect. Gas Fireplace with marble hearth and wooden surround. Radiator. Power points. Tv aerial point. Telephone point.

Kitchen

18'0" x 8'4"

Fitted with wall and base units with worksurfaces over. Part tiled walls. Four ring gas hob with extractor hood over. Integral oven. 1 1/2 bowl stainless steel sink with mixer tap and drainer. UVPC window to side aspect. Radiator. Power points. Single door and double door to sun room. Door to:-

Pantry

With fitted shelving.

Sun Room

13'5" x 7'3"

Large UVPC windows to rear aspect. UVPC French doors to rear garden. Entrance door from driveway. Power points. Radiator. Door to:-

Cloakroom w.c

4'5" x 3'6"

Fitted with wall mounted wash hand basin with mixer tap and tiled splashback and push flush w.c. Vokera combination boiler. Window to rear aspect.

Landing

8'11" x 3'5"

Access to all first floor rooms. Access to loft.

Bedroom 1

11'2" x 10'11"

Radiator. Power points. UVPC window to rear aspect.

Bedroom 2

11'3" x 10'11"

Radiator. Power points. Fitted storage. UVPC window to front aspect.

Bedroom 3

7'7" x 6'8"

Radiator. Power points. UVPC window to front aspect.

Bathroom

6'8" x 5'6"

Fitted with a three piece suite comprising pedestal wash hand basin with single taps, corner jetted bath with mixer tap and shower attachment, and low level flush w.c. Radiator. UVPC window to rear aspect. Part tiled walls.

Garden

To the rear, the property boasts an easy to maintain, fully enclosed private laid to lawn garden with Fencing to all perimeters. To the front, the property benefits from a small front laid to lawn garden with mature shrubbery adjacent to the driveway.

Driveway

To the front of the property is a block paved driveway with space for a large vehicle.

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 B. Amount Payable 2024/25 - £1636.21

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

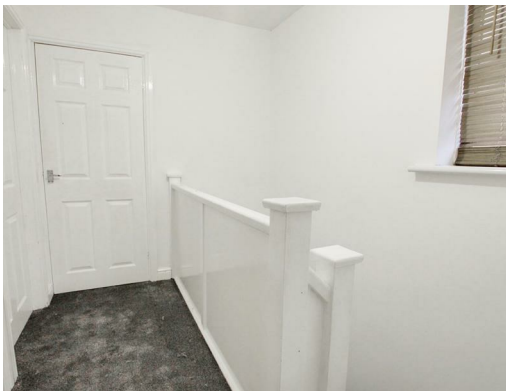
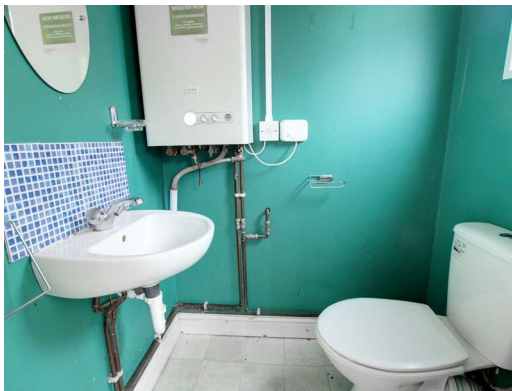
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer

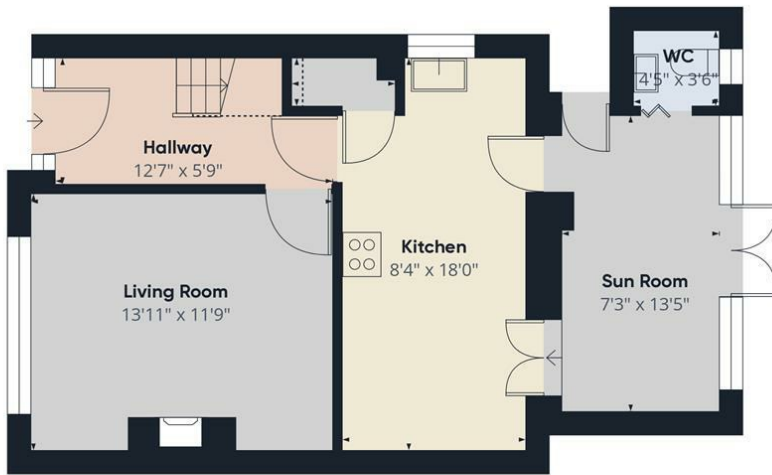
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



Floor 1

Approximate total area⁽¹⁾
865.53 ft²
Reduced headroom
11.52 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.

GIRAFFE360

Directions

From St James' Church head North along the B1520 for 250m the turn right down High Holme Road. At the crossroad with the hospital head straight on and continue for another 300m then turn left down Mill Lane. At the end of Mill Lane turn right onto Holmes Close and No. 9 can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			69
(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	

