



CHOICE PROPERTIES

Estate Agents

4 Coggle Close,
Louth, LN11 8GL

Price £175,000



Welcome to this charming semi-detached house located on the desirable Coggle Close in Louth. This modern property which boasts a contemporary design that is sure to impress.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house features two well-appointed bedrooms, offering ample space for a small family or guests. The bathroom is sleek and stylish, providing a tranquil space to unwind after a long day.

One of the highlights of this property is the private garden, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family. The spacious garage provides convenient parking and extra storage space, a rare find in properties of this kind.

The kitchen/diner is a focal point of the house, offering a modern and functional space to prepare and enjoy meals. Whether you are a culinary enthusiast or simply enjoy sharing meals with loved ones, this area is sure to meet your needs.

Don't miss the opportunity to make this new build property your own. With its convenient location, modern amenities, and charming features, this house on Coggle Close is a true gem waiting to be discovered. Contact us today to arrange a viewing and start envisioning your life in this lovely home.

This well presented modern property benefits from gas central heating and uPVC double glazing. Internally, the property comprises:

Entrance Hall

Staircase to the first floor, electric consumer unit, smoke alarm, radiator, door to:-

Reception Room

15'5" x 10'0"

Light and airy reception room, understairs storage cupboard, TV Aerial point, telephone point, radiator, door to:-

Kitchen/Dining Room

8'0" x 13'7"

Fitted with a modern range of wall and base units with worktops over, stainless steel sink unit with drainer and mixer tap, integrated electric oven, four ring gas hob with stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, inset spot lights to the ceiling, partly tiled walls, smoke alarm, wall mounted gas combination boiler, French double opening patio doors to the rear aspect leading out into the garden.

WC

5'8" x 3'3"

Fitted with a two piece suite comprising wash hand basin, dual flush w.c., radiator, extractor fan.

Landing

Loft access, smoke alarm, radiator.

Bedroom 1

10'2" x 10'5"

Spacious double bedroom, fitted wardrobes with featured sliding glass mirrored doors, wall mounted thermostat and programming controls.

Bedroom 2

13'2" x 7'2"

Spacious double bedroom, radiator.

Bathroom

7'7" x 6'1"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin, dual flush w.c., chrome heated towel rail, extractor fan, inset spot lights to the ceiling, partly tiled walls.

Garage

20'8" x 9'7"

Electric roller door, power and lighting, pedestrian door to the rear aspect.

Driveway

Paved driveway providing off road parking.

Gardens

To the rear of the property you will find an attractive and generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is neatly laid to lawn and features an abundance of established plants, trees and shrubbery to the rear border. There is a paved patio seating area located outside the kitchen/diner which is ideal for outdoor entertaining or soaking u the sunshine.

Tenure

Freehold

Council Tax

Tedder Hall,
Manby Park,
Louth.

LN11 8UP

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 - A

Viewing Arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening Hours

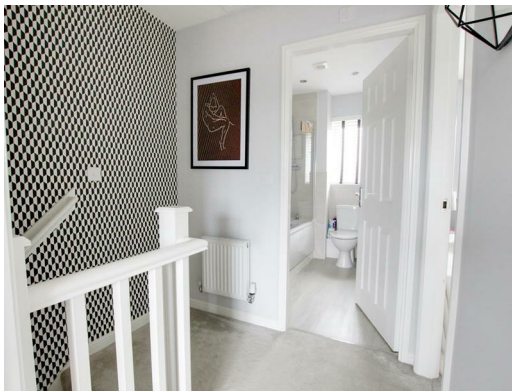
Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 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.

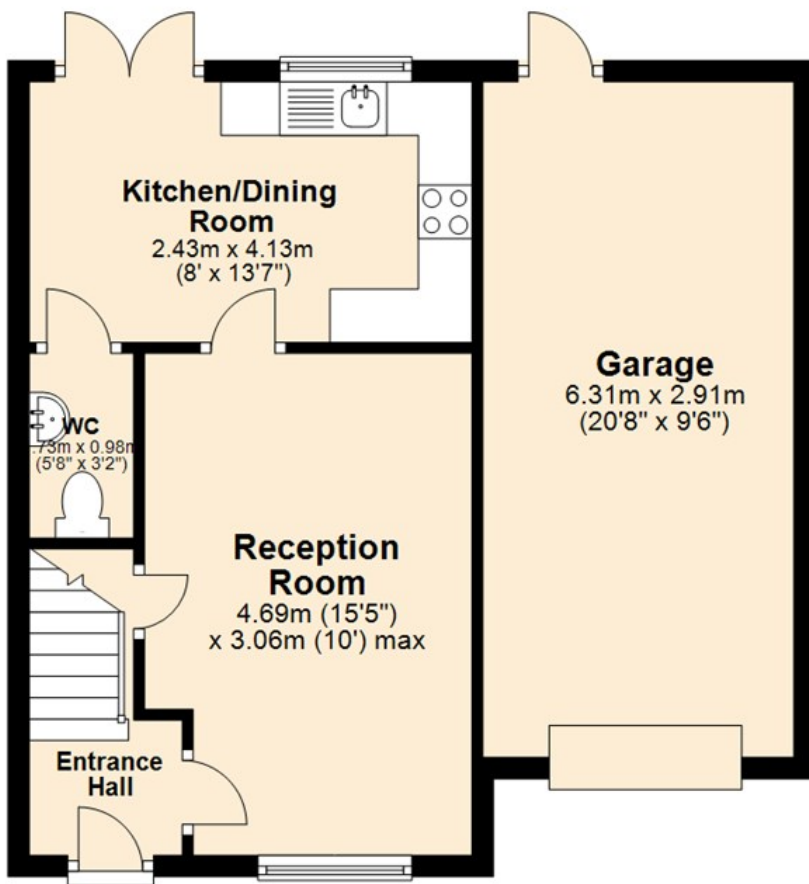
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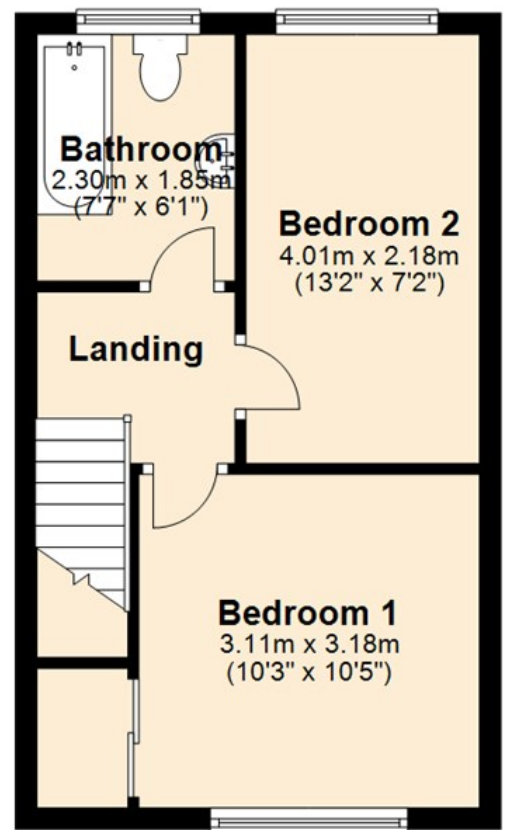
Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 sq. feet)

Directions

Use postcode LN11 8GL to reach the property, once entering Coggle Close number 4 is located on the right hand side.

