



# CHOICE PROPERTIES

*Estate Agents*

62 Brackenborough Road,  
Louth, LN11 0AQ

Price £295,000



Choice Properties are delighted to bring to the market this stunning and stylish detached house located on Brackenborough Road in the charming market town of Louth. This property boasts a spacious layout throughout, having also been extended.

Renovated to a high specification by the current owners, this house features a magnificent Howdens Kitchen that is sure to impress, brand new utility room, ground floor shower room and has undergone a full re-wire.

One of the highlights of this home is its beautifully landscaped gardens, perfect for enjoying the outdoors and hosting gatherings with friends and family. Additionally, the conservatory provides a lovely space to relax and unwind while enjoying views of the garden.

If you are looking for a property that combines modern luxury with comfort, then this house is the perfect choice for you. Early viewing is highly advised.

With the additional benefit of gas central heating and UPVC double glazing throughout, the recently refurbished and abundantly bright internal living accommodation comprises:-

### **Entrance porch**

Partly glazed composite entrance door, partly glazed Oak double opening doors leading to :-

### **Hallway**

Stylish Oak and featured iron staircase leading to the first floor, Wood effect Amtico vinyl flooring, radiator, telephone point.

### **Reception room**

Abundantly light and airy reception room with large uPVC double glazed window to the front aspect, electric wall mounted fire set into featured backdrop, TV Aerial point, Wood effect Amtico vinyl flooring, radiator.

### **Kitchen/Diner**

Fitted with the most stylish range of white gloss (soft close) wall and base units with contemporary 'Quartz' worksurfaces over, ceramic sink unit with drainer and stainless steel mixer tap, uPVC double glazed window to the rear aspect over looking the garden, Integral 'Neff' double electric cookers, four ring induction hob with featured stainless steel extractor hood over, integrated dishwasher, electric plinth heater and LED mood lighting, inset spot lights to the ceiling, featured tiled splash backs, tile effect Amtico vinyl flooring, door to utility room, sliding patio doors leading into:-

### **Conservatory**

With triple aspect windows and polycarbonate roof, wood effect laminate flooring, radiator, sliding patio doors to the rear aspect leading out onto the attractive rear garden.

### **Utility room**

With dual aspect uPVC double glazed windows, fitted white gloss (soft close) base units with Quartz work surfaces over, plumbing for a washing machine, space for a tumble dryer, tiled splash backs, tile effect Amtico vinyl flooring, wall mounted gas combination boiler, radiator, pedestrian door to the side aspect leading out into the garden, pedestrian door to the other side leading to the shower room, further internal door to the front aspect leading into the Garage.

### **Landing**

With loft access, uPVC double glazed window to the side aspect.

### **Bedroom 1**

Remarkably spacious double bedroom, uPVC double glazed window to the front aspect, built in wardrobes, TV Aerial point, radiator.

### **Bedroom 2**

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

### **Bedroom 3**

Spacious single bedroom or ideal office, uPVC double glazed window to the front aspect, TV Aerial point, radiator.

### **Bathroom**

Fitted with a modern three piece suite comprising panelled bath, pedestal wash hand basin, w.c., fully tiled walls, chrome heated towel rail, built in airing cupboard.

### **Shower room**

Fitted with a modern three piece suite comprising large walk in shower with mains Waterfall shower over, wash hand basin and w.c. set into featured vanity unit with LED mirror above, fully tiled walls, tile effect Amtico vinyl flooring, chrome heated towel rail, extractor fan, inset spot lights to the ceiling, uPVC

### **Driveway**

Blocked paved driveway providing off road parking for several vehicles.

### **Garage**

With electric roller door to the front aspect, power and lighting, internal door leading into the utility room.

### **Garden**

To the rear of the property you will find a beautifully maintained and privately enclosed garden with timber fencing to the boundaries. The garden is generously sized and is adorned with an abundance of colourful plants, trees and shrubbery throughout.

### **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. Amount payable for 2022/2023 is £1,777.12

### **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.

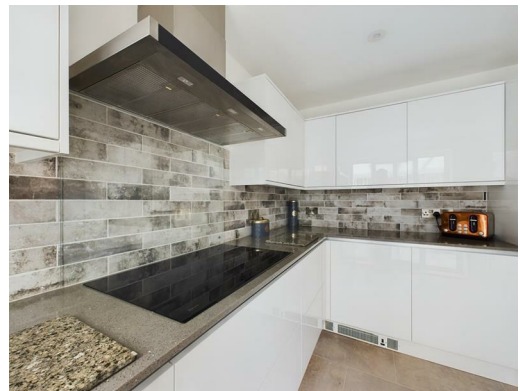
### **Viewing arrangements**

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.

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<sup>(1)</sup>  
1071.76 ft<sup>2</sup>  
Reduced headroom  
11.95 ft<sup>2</sup>

(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.

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# Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Then turn left onto Brackenborough road. Continue on this road and number 62 can be found on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		58
(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		
(55-60) 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	

