



CHOICE PROPERTIES

Estate Agents

40 Priory Road,
Louth, LN11 9AL

Price £250,000



Choice Properties are delighted to bring to market this idyllic 3 bedroom detached house situated in a highly desirable location within the charming market town of Louth. The property boasts a spacious brick built garage, brick paved driveway and well maintained garden, and on the interior, it features a large living room, a kitchen with recent refurbishments, and modern family bathroom. Early viewing is highly advised.

With the additional benefit of gas central heating and UVPC double glazing throughout, the well proportioned and abundantly bright and airy internal living accommodation comprises:-

Reception Room

17'7" x 9'3"

With featured gas fire set into marble surround, laminate flooring, UVPC double glazed window to front and rear aspect, TV Aerial point, telephone point, inset spotlights to the ceiling, power points, radiator.

Kitchen/Diner

17'7" x 9'9"

Fitted with a range of wall and base units with worktops over and brand new cupboard doors, one and a half bowl stainless steel sink unit with drainer and stainless steel mixer taps, integral cooker, four ring gas hob with featured extractor hood over, tiled splashbacks, integral fridge/freezer, cupboard housing wall mounted modern glow worm combination boiler, wall mounted boiler sensor, integral wine racks, inset spot lights to the ceiling, laminate flooring, radiator, power points.

Landing

6'6" x 7'11"

Access to insulated loft. UVPC window to rear aspect. Power points.

Bedroom 1

10'10" x 11'6"

Spacious double bedroom, TV Aerial point, built in storage wardrobes, radiator, power points, inset spotlights to the ceiling.

Bedroom 2

9'6" x 9'3"

Spacious double bedroom fitted with built in storage wardrobes. Radiator. Power points. Inset spotlights to the ceiling.

Bedroom 3

7'9" x 6'7"

Built in storage cupboard, inset spotlights to the ceiling. Power points. Radiator.

Bathroom

6'6" x 6'1"

Fitted with a four piece suite comprising panelled bath with mixer taps, shower cubicle with mains waterfall shower over, wash hand basin set in vanity unit with mixer tap, push flush wc, tiled splash backs, extractor fan, part tiled walls, mosaic patterned flooring.

Garage

20'0" x 11'0"

Fitted with power and lighting and an up and over garage door.

Driveway

Interlocking brick paved driveway fronted by double open wrought iron gates providing off the road parking for up to 2 vehicles.

Gardens

To the rear of the property is the most attractive and well presented garden, privately enclosed with hedging to the boundaries. The borders are laid to lawn and adorned with a beautiful variety of colourful plants and trees. Steps leads up onto the paved patio seating area and footpath which leads up to the garage. There are gates to either side of the property which provide access to the front of the property.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
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 B. Amount Payable 2024/25 - £1636.21

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 860033.

Opening Hours

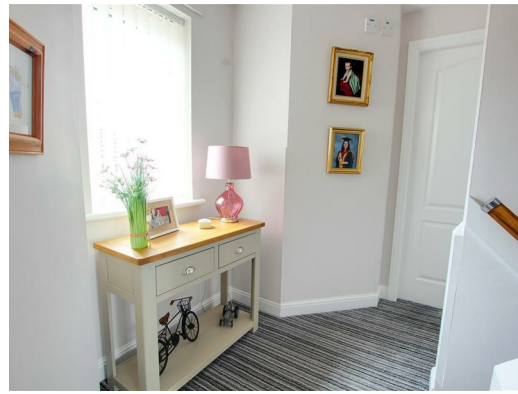
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

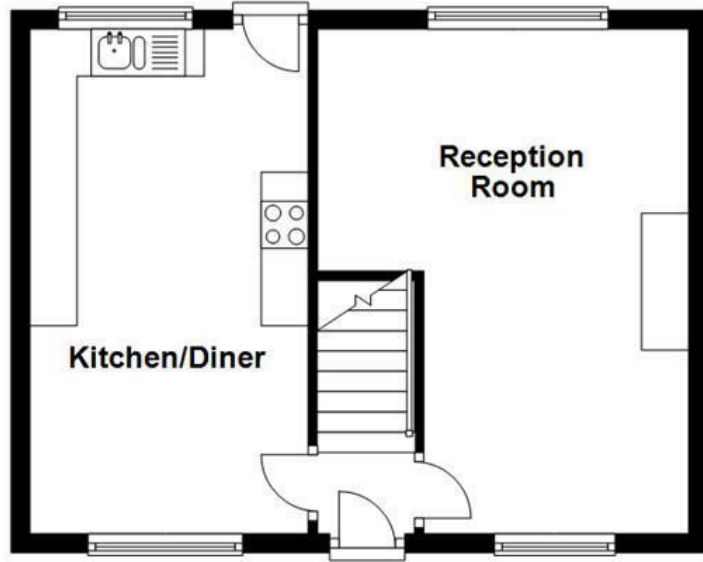
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

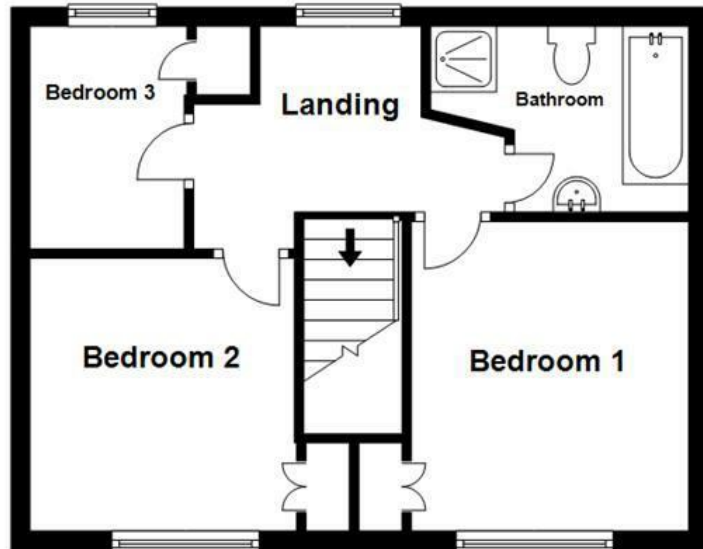




Ground Floor



First Floor



Directions

From our office, continue past the Market place onto Eastgate. Then take a right at the roundabout onto Church Street. Continue on this road past the bus station and take your third left onto Monks Dyke road. Then take your second left onto Priory Road. No 40 can be found immediately on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			70
(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	

