



# CHOICE PROPERTIES

*Estate Agents*

22 Christopher Close,  
Louth, LN11 0BT

Reduced To £229,950



Choice Properties are delighted to bring to market this stunning two bedroom detached bungalow which sits upon a well tended corner plot situated in a sought after position within the thriving market town of Louth. The property boasts a detached brick built garage and paved driveway and, on the interior, features a modern kitchen which opens up into and abundantly light and bright living room. Early Viewing Is Highly Advised.

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

### **Hallway**

14'0 x 4'0

With UVPC entrance door. LVT flooring. Spot lighting. Access to loft. Radiator in housing unit. Telephone point. Power points.

### **Living Room**

15'11 x 13'3

Large UVPC bow window to front aspect. Tv aerial point. Power point. Radiator. UVPC window to side aspect.

### **Kitchen**

7'6 x 10'3

Fitted with wall and base units with worksurfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with tiled splash back and pull out extractor hood over. Integral oven. Integral washing machine. Integral dishwasher. Worcester combi boiler in box unit. Breakfast bar. Part tiled walls. LVT flooring. Spot lighting. UVPC entrance door leading to rear garden. UVPC window to rear aspect. Power points. Radiator.

### **Bedroom 1**

10'10 x 10'3

Large UVPC bow window to front aspect. Radiator. Power Points.

### **Bedroom 2**

10'6 x 10'3

With a fitted storage cupboard. Radiator. Power points. UVPC window to side aspect.

### **Bathroom**

7'5 x 7'1

Fitted with a three piece suite comprising of bath with waterfall mixer tap and rainfall shower attachment over, wash hand basin set in vanity unit, and push flush w.c. Laminate flooring. Tiled walls. Heated towel rail. Wall mounted vanity unit with back lit mirror over.

### **Garage**

Brick built single garage with up and over garage door.

### **Driveway**

Paved driveway providing off the road parking for up to two vehicles.

### **Gardens**

Wrapping round the front and side of the property is a well tended, easy to maintain, laid to lawn garden with a variety of plants adding colour to the property. To the rear, is a privately enclosed small courtyard area with block paving.

### **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 B. Amount Payable 2024/25 - £1636.21

### **Viewing Arrangments**

By appointment through Choice Properties on 01507 860033.

### **Opening Hours**

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

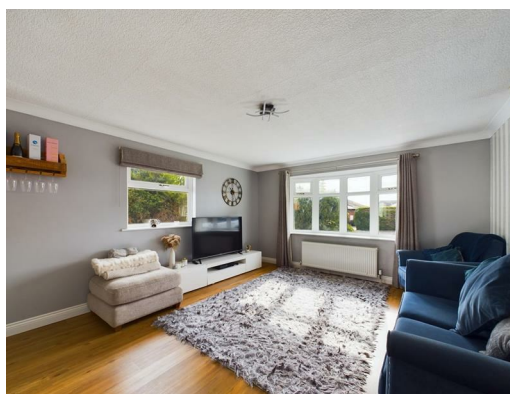
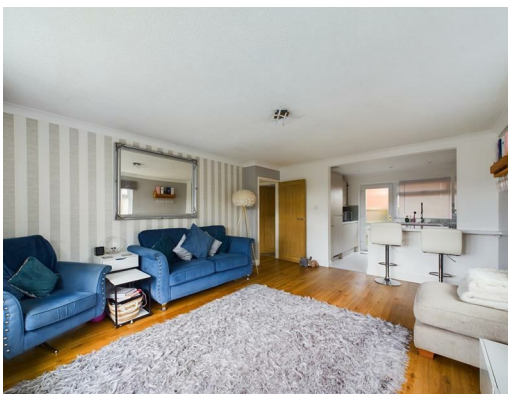
Saturday 9.00 a.m. to 3.00 p.m.

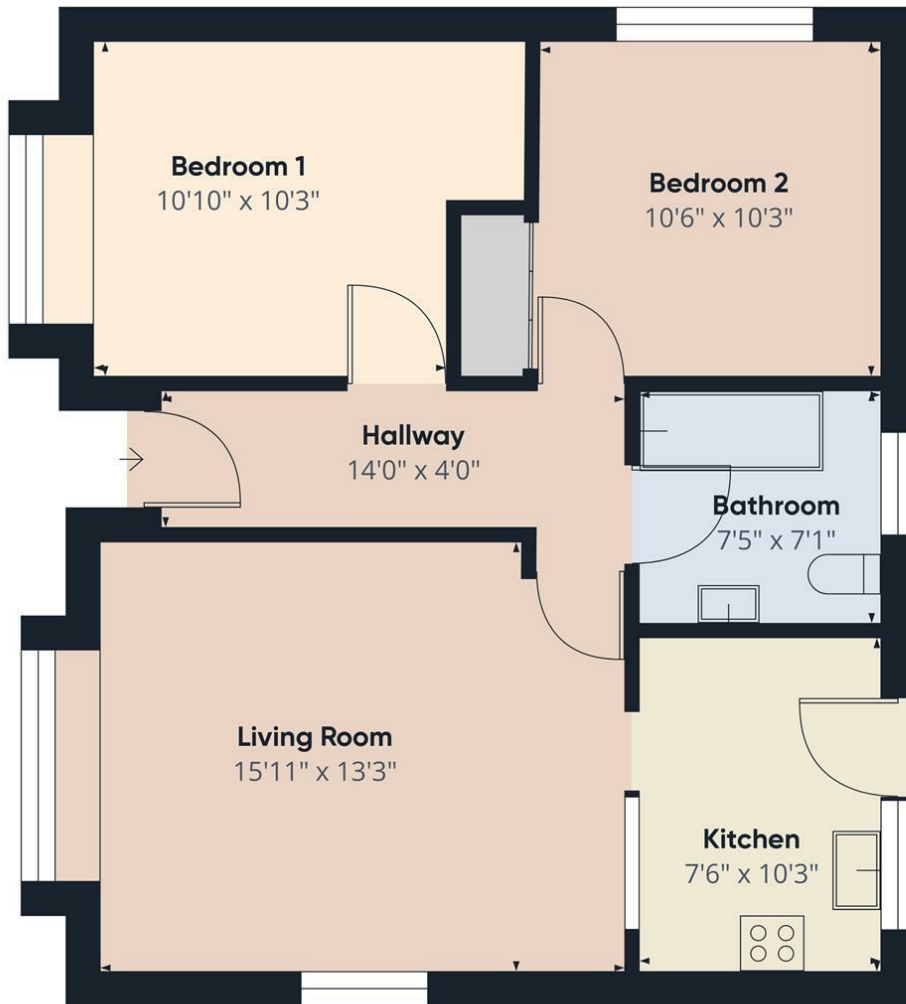
### **Making An Offer**

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.





Approximate total area<sup>(1)</sup>  
658.21 ft<sup>2</sup>

(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.

GIRAFFE 360

# Directions

From our Louth office head east along Eastgate until you reach a mini-roundabout where you head straight on, at the next mini-roundabout head left onto Ramsgate and continue until the next mini-roundabout where you head left onto Newbridge Hill. Continue until the next mini-roundabout where you will head right onto Keddington Road. Continue for 400m then turn right onto Grosvenor Road where you will continue around for 350m then turn left on Christopher Close. Continue around Christopher Close for 150m and you will find no 22 on your left hand side on a corner plot.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                                     |                                                                                     |           |
|---------------------------------------------|---------|------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|
|                                             | Current | Potential                                      |                                                                                     | Current                                                                             | Potential |
| Very energy efficient - lower running costs |         |                                                |                                                                                     | Very environmentally friendly - lower CO <sub>2</sub> emissions                     |           |
| (92 plus) A                                 |         | 84                                             |                                                                                     | (92 plus) A                                                                         |           |
| (81-91) B                                   |         |                                                |                                                                                     | (81-91) B                                                                           |           |
| (69-80) C                                   |         |                                                |                                                                                     | (69-80) C                                                                           |           |
| (55-68) D                                   |         | 58                                             |                                                                                     | (55-68) D                                                                           |           |
| (39-54) E                                   |         |                                                |                                                                                     | (39-54) E                                                                           |           |
| (21-38) F                                   |         |                                                |                                                                                     | (21-38) F                                                                           |           |
| (1-20) G                                    |         |                                                |                                                                                     | (1-20) G                                                                            |           |
| Not energy efficient - higher running costs |         |                                                |                                                                                     | Not environmentally friendly - higher CO <sub>2</sub> emissions                     |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                                                     |           |
|                                             |         |                                                |                                                                                     | EU Directive 2002/91/EC                                                             |           |
|                                             |         |                                                |                                                                                     |  |           |

