



CHOICE PROPERTIES

Estate Agents

1 Petrel Drive,
Louth, LN11 0ZG

Price £255,000



Choice Properties are delighted to bring to market this stunning four bedroom semi-detached house located on Petrel Drive situated in the thriving market town of Louth. The property boasts a fully enclosed private garden, detached brick built garage, and a tarmac driveway and, on the interior, features a generously sized living room, kitchen and bathroom. The property further benefits from large UVPC windows throughout allowing there to be an abundance of natural light. Early viewing is highly advised.

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

Hallway

14'11 x 6'8

With composite entrance door. Consumer unit. Security alarm. Under stair storage cupboard. Laminate flooring. Radiator. Power points. Staircase to first floor landing. Internal doors to all ground floor rooms.

Kitchen

11'3 x 9'0

Fitted with wall and base units with hardwood worksurfaces over. Four ring gas hob with pull out extractor hood over and stainless steel splashback. One and a half bowl stainless steel sink with drainer and mixer tap. Integral oven. Integral dishwasher. Integral fridge freezer. Integral washing machine. Ideal gas boiler fitted in a box unit. Laminate flooring. Radiator. Power points. UVPC window to front aspect.

Living Room

13'9 x 15'11

Double opening UVPC French doors to garden. Radiator. Power points. Tv aerial point.

WC

3'5 x 6'1

Fitted with a pedestal wash hand basin with tiled splashback and mixer tap and a push flush w.c. Laminate flooring. Spot lighting. Radiator.

Landing

13'1 x 3'3

Fitted with two storage cupboards with one containing fitted shelving. UVPC window to front aspect. Radiator. Staircase leading up to bedroom 1.

Bedroom 2

10'9 x 8'10

UVPC window to front aspect. Radiator. Power points.

Bedroom 3

10'11 x 9'9

With fitted sliding door wardrobe. UVPC window to rear aspect. Radiator. Power points.

Bedroom 4

10'11 x 5'10

With fitted storage cupboards. UVPC window to rear aspect. Radiator. Power points.

Bathroom

6'7 x 5'7

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin set over vanity unit, and push flush w.c. Part tiled walls. Chrome heated towel rail. Spot lighting. Extractor.

Bedroom 1

18'4 x 10'7

With fitted wardrobes with sliding doors. Velux windows. UVPC window to front aspect. Power points. Radiator. Tv aerial point.

Ensuite Shower Room

9'6 x 4'11

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin with mixer tap, and push flush w.c. Chrome heated towel rail. Laminate flooring. Part tiled walls. Extractor. Electric shaver points.

Garage

Detached from the property is a brick built single garage with a traditional up and over garage door and a pedestrian access door to the rear.

Driveway

To the side of the property is a tarmac driveway with space for up to two vehicles.

Gardens

The property benefits from a private, easy to maintain, fully enclosed rear garden. The garden boasts a variety of seating areas including a patio area and a covered pergola area which also houses a hot tub which is included in the sale. The garden is secured via fencing to all perimeters.

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 C. Amount Payable 2024/25 - £1869.96

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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



Floor 2

Approximate total area⁽¹⁾
1119.88 ft²
Reduced headroom
40.26 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

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. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Continue onto Guillemot Drive, then tun left onto Albatross way. Then take your second left onto Petrel Drive. Turn immediately left and you can find no. 1 at the end of the cul-de-sac.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		86	
(69-80) C			
(55-60) 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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

