



CHOICE PROPERTIES

Estate Agents

48 St. Marys Lane,
Louth, LN11 0DT

Reduced To £525,000



Choice Properties are delighted to bring to market this most spacious detached bungalow located in a most sought after position on St. Marys Lane. This attractive, individual home features 2/3 bedrooms (one en suite) with private gardens and large garage/workshop together with plenty of parking space. Ideally placed for the centre of the Georgian market town of Louth with it's cafe culture, bespoke shops and stunning St. James Church this lovely property is to be sold with No Onward Chain. Viewing is Highly Advised.

Offering generously proportioned rooms throughout with an exceptional layout, the abundantly bright and well maintained accommodation comprises:-

Entrance Hall

7'8" x 6'10"

Fully tiled flooring, built in storage, radiator, door to:-

Hallway

12'3" x 9'4"

Spacious hallway, tiled flooring, large loft access, radiator, wall mounted alarm system, radiator, thermostat controls, built in storage cupboard housing the wall mounted 'Worcester' boiler.

Reception room

21'2" x 12'7"

Spacious light and airy reception room, gas fire set into surround, TV Aerial point, radiator, door to conservatory, archway opening into:-

Dining room

14'9" x 10'10"

Ample room for a dining table, sliding patio door to the rear aspect leading into the garden, radiator, door to:-

Office/ Bedroom 3

9'10" x 9'6"

Ideal office space or third bedroom.

Kitchen

16'11" x 9'10"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, cooker point with extractor over, integrated fridge and dishwasher, partly tiled walls,

Utility room

5'5" x 5'1"

Plumbing for a washing machine, space for a tumble dryer, shelving providing extra storage.

Rear Lobby

5'1" x 4'1"

Door to utility room and pedestrian door leading into the garden.

Conservatory

15'3" x 12'2"

Triple aspect windows, solid roof, radiator, inset spot lights to the ceiling, French double opening doors leading out into the garden.

Bedroom 1

11'7" x 14'3"

Remarkably spacious bedroom, built in triple wardrobes with sliding mirrored doors, further double fitted wardrobes, telephone point, radiator, feature archway leading into:-

En-suite shower room

10'8" x 9'8"

Fitted with a four piece suite comprising large shower cubicle with electric shower over, pedestal wash hand basin with single taps, bidet with single taps, w.c., two chrome heated towel rails, extractor fan, fully tiled walls, tiled flooring, triple built in storage cupboards with sliding doors, further built in double wardrobe.

Bedroom 2

11'7" x 14'9"

Remarkably spacious double bedroom, triple built in wardrobe with sliding mirrored doors, further built in double wardrobe, radiator.

Bathroom

9'3" x 8'1"

Fitted with a three piece suite comprising panelled bath with single taps and mains shower over, partly tiled walls, tiled flooring, built in storage cupboard housing the foam insulated hot water cylinder.

Double Garage

18'5" x 22'5"

Impressive double garage with workshop and w.c., power and lighting, electric roller door, pedestrian door to the rear aspect.

Workshop/ Store room

9'11" x 7'1"

With work bench and shelving, ideal for extra storage.

W.c.

5'5" x 2'10"

With w.c.

Outside

The property stands proudly upon a generously sized plot with wrap around gardens and spacious in out 'driveway' to the front providing parking for ample vehicles including a caravan/motorhome. The gardens are paved and gravelled for ease of maintenance and feature pleasant seating areas, which are ideal for dining alfresco or simply relaxing in the sunshine. The property has privacy with it being set back from the road with hedging and bricked walls to the boundaries and features an abundance of well established 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band F.

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

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

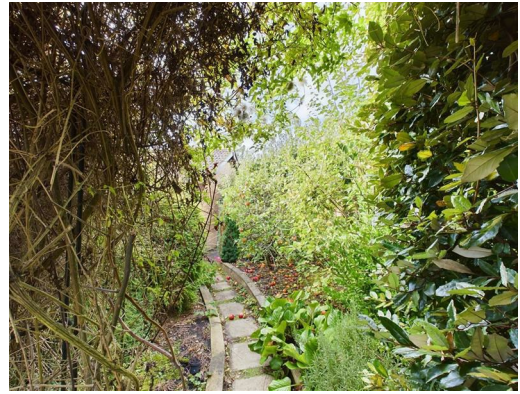
Opening hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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. 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^m
2146.54 ft²

(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.

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Directions

From our office, head East on Mercer row and continue onto Market place. Continue on Eastgate then turn left onto Northgate. Turn right onto Chequergate and then turn right onto Bridge Street. Continue onto Grimsby road and and then turn left onto St Marys Lane. Continue on St Marys lane and then turn right once you see our Choice Properties board. Number 48 can be found a short way down 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	80

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		

