



CHOICE PROPERTIES

Estate Agents

19C Virginia Drive,
Louth, LN11 8BE

Reduced To £149,950



Choice Properties are delighted to bring to the market this modern and stylish three bedroom mid terrace house which is abundantly light throughout. The super insulated eco friendly property features triple glazed timber frame windows, MVHR ventilation system, gas central heating, and underfloor heating fed by the gas boiler which allows the property to be as cheap to run as possible. The property further benefits from privately enclosed patio to the rear and an off the road parking space to the side. Early viewing is highly advised.

The well laid out internal living accommodation comprises:-

Hallway

9'4" x 6'6"

Staircase to the first floor, electric consumer unit, smoke alarm, programmer and thermostat controls for the underfloor heating.

Kitchen

13'1" x 7'7"

Fitted with a range of wall and base units with complimentary worksurfaces over, sink unit with drainer, integral oven, four ring electric hob with extractor over, integrated fridge/freezer, washing machine and dishwasher, gas combination boiler.

Reception Room

16'11" x 14'5"

French double opening patio doors to the rear, TV Aerial point, telephone point.

WC

5'7" x 3'2"

Fitted with a two piece suite comprising wash hand basin and w.c., extractor fan.

Landing

10'11" x 6'6"

Loft access, smoke alarm, doors to all bedrooms and bathrooms.

Bedroom 1

14'3" x 7'7"

Spacious double bedroom.

Bedroom 2

12'4" x 7'7"

Double bedroom.

Bedroom 3

10'0" x 6'6"

Single bedroom.

Bathroom

5'5" x 6'6"

Fitted with a white three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, w.c., fully tiled walls, chrome heated towel rail.

Outside

The property has an off the road parking space for one vehicle.

Garden

The property benefits from a fully enclosed private rear garden with fencing to the perimeter and slate chippings for ease of maintenance. The garden features a paved patio area ideal for outdoor seating.

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 B - Amount payable for 2022 is £1491.47.

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

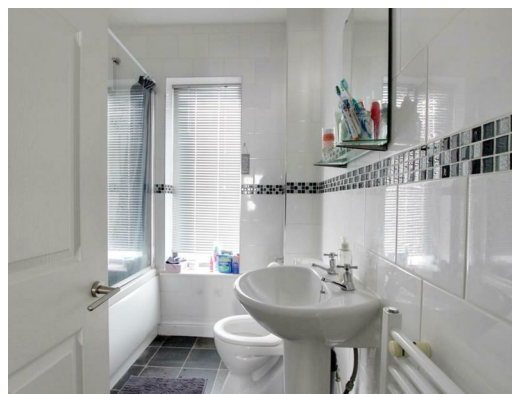
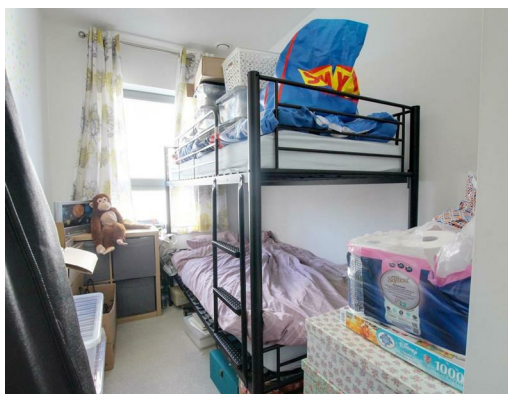
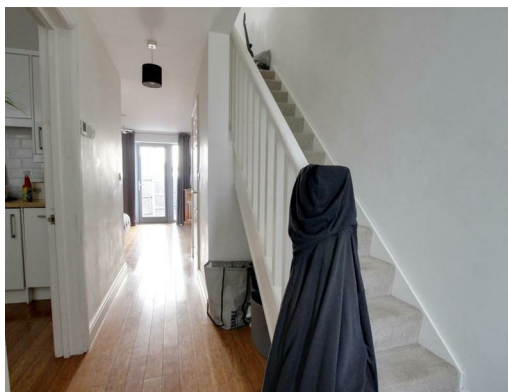
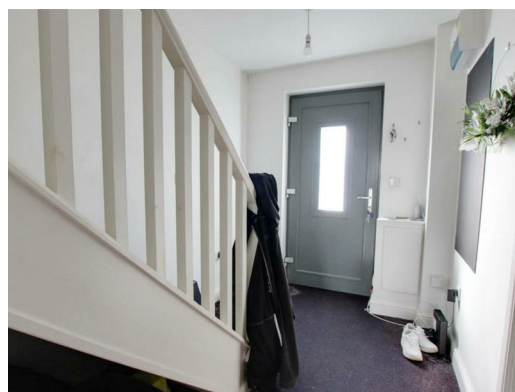
Viewing by appointment through Choice Properties on 01507 860033.

Opening hours

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

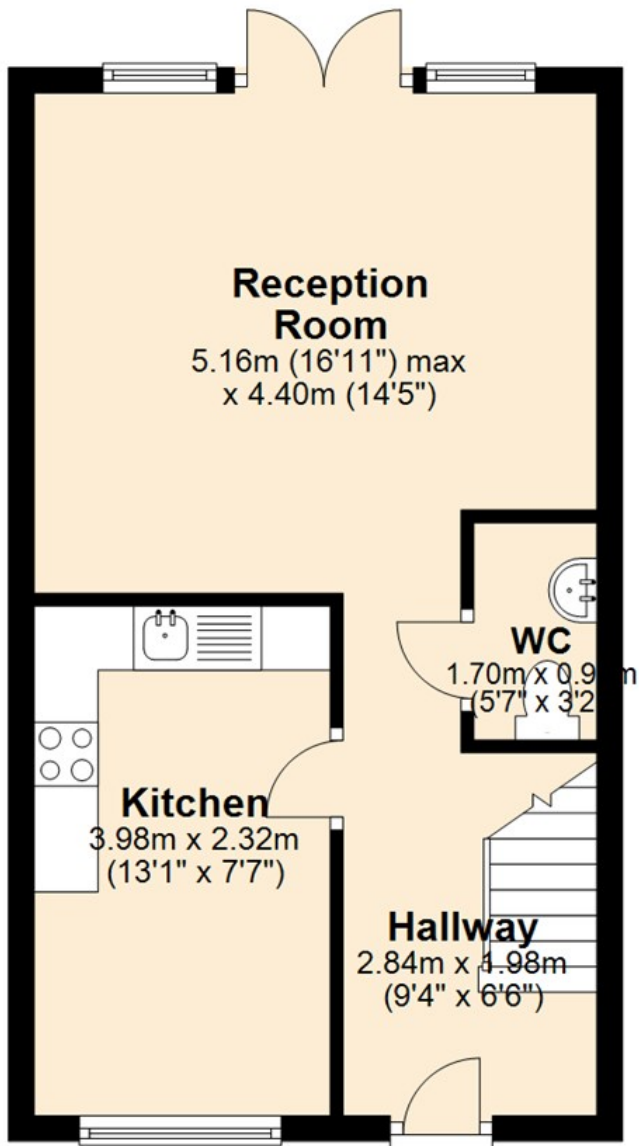
Saturday 9.00 a.m. to 3.00 p.m.

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.



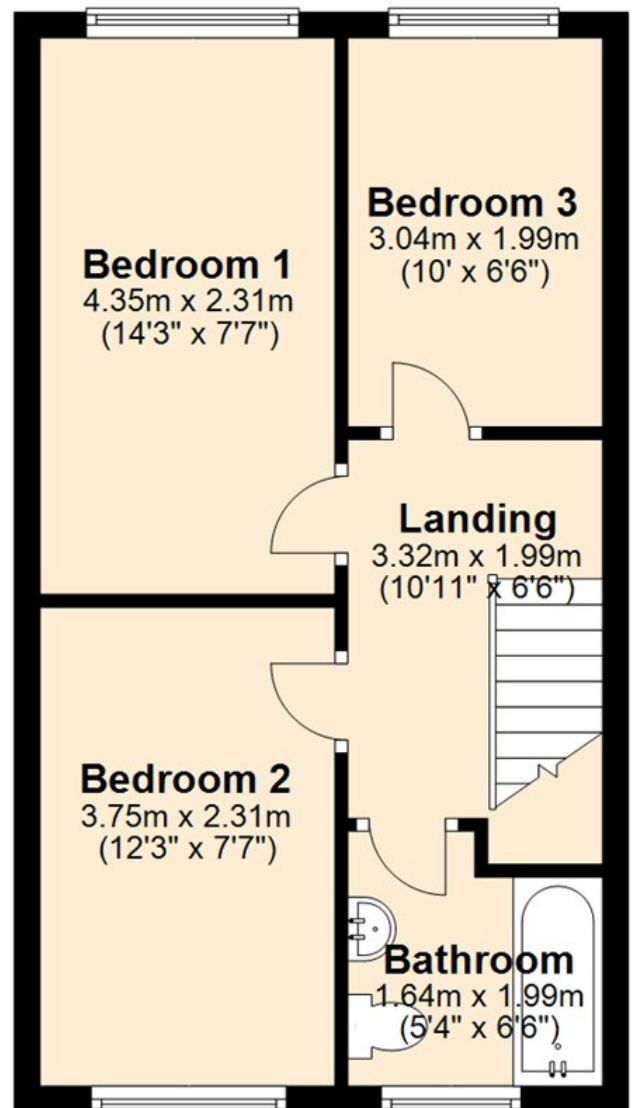
Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 73.3 sq. metres (789.3 sq. feet)

Directions

From St James Church head south along Upgate until you reach the crossroad with the traffic lights where you turn left onto Newmarket. Continue for half a mile then turn left onto Stewton Lane. Continue on this road for half a mile then turn right onto Woodway. Follow this road around to the left onto Virginia Drive and 19c can be found on your left 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	

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	

