



CHOICE PROPERTIES

Estate Agents

76 Tudor Drive,
Louth, LN11 9EE

Reduced To £280,000



Choice Properties are delighted to bring to market this stunning four bedroom detached house located on Tudor Drive situated in the thriving market town of Louth. To the interior, the property features a large kitchen, spacious living room, and a dining room with four double bedrooms, one with ensuite, and family bathroom upstairs. To the exterior, the property boasts a brick built single garage, driveway with space for up to two vehicles plus hard standing, and a fully enclosed private garden. The property also benefits from solar panels which generate a reasonable income for the property. In need of some modernisation and with no upper chain, early viewing is highly advised.

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

Hallway

4'6 x 18'10

With UVPC entrance door. Staircase to first floor landing. Internal doors to all ground floor rooms. Understairs storage cupboard. Radiator. Power points. Telephone point.

Living Room

11'6 x 22'8

Spacious living room with large UVPC double glazed window to front aspect. Gas fireplace with stone hearth and surround. Two radiators. Power points. Tv aerial point. UVPC door to garden.

Kitchen

15'1 x 13'8

Fitted with a range of wall and base units with work surfaces over. One and a half bowl stainless steel sink with stainless steel mixer tap and drainer. Four ring gas hob with pull out extractor hood over. Two integral ovens. Integral dishwasher. Part tiled walls. Plumbing for washing machine. Consumer unit. Space for fridge freezer. Storage cupboard. Large UVPC double glazed window to rear aspect. Radiator. Power points. UVPC door leading towards garage.

Dining Room

15'0 x 13'2

With dual aspect UVPC double glazed windows. Radiator. Power points.

Downstairs WC

5'6 x 3'0

Fitted with a pedestal wash hand basin with a tiled splashback and single taps, and a low level w.c. Vinyl flooring. Extractor fan.

Landing

16'11 x 3'2

Access to loft via loft hatch. UVPC double glazed window to rear aspect. Radiator. Power points.

Bedroom 1

15'2 x 8'11

Double bedroom with fitted wardrobes and a large UVPC double glazed window to the rear aspect. Radiator. Power points. Door to:

Ensuite Shower Room

5'8 x 3'9

Fitted with a fully tiled shower cubicle and a pedestal wash hand basin with a tiled splashback and single taps. Radiator. UVPC double glazed window to side aspect.

Bedroom 2

11'6 x 11'7

Double bedroom with fitted wardrobes and a fitted dressing table. Radiator. Power points. Large UVPC window to front aspect.

Bedroom 3

9'10 x 10'7

Small double bedroom with radiator, power points, and UVPC window to front aspect.

Bedroom 4

10'3 x 9'9

Small double bedroom with radiator, power points, and UVPC window to rear aspect.

Bathroom

9'3 x 6'11

Fitted with a three piece suite comprising of panelled bath with shower over, low level WC and a pedestal wash hand basin with single taps. Part tiled walls. Storage cupboard housing hot water tank with fitted shelving. Wall mounted mirrored unit. Radiator. UVPC window to front aspect.

Garage

11'8 x 17'6

Single brick built garage fitted with power and lighting and an up and over garage door. Pedestrian access door to the side leading towards kitchen. Gas boiler. Window to rear aspect.

Gardens

To the rear of the property is a fully enclosed garden comprising both a patio and a lawned area with fencing to the perimeter. The garden benefits from a range of plant life which adds a kaleidoscope of colour as well as a garden shed.

Driveway

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

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 D. Amount payable 2024/25 - £2103.70

Viewing Arrangements

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.

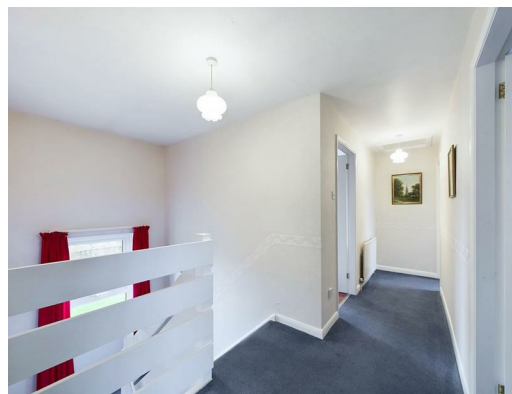
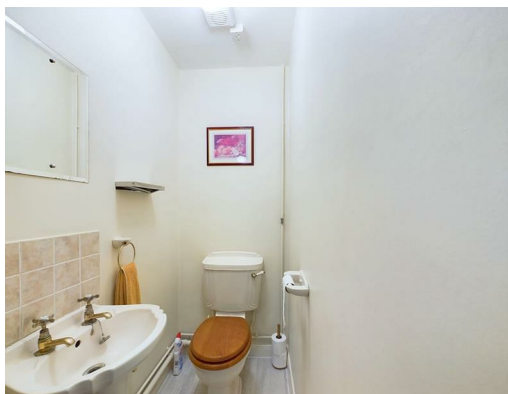
Making An Offer

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.









Floor 0



Floor 1

Approximate total area⁽¹⁾
1640.52 ft²
Reduced headroom
2.96 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.

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Directions

From our Louth office head east along Eastgate until you reach the mini roundabout where you take the second exit onto Church Street. Continue until you reach the T-Junction where you turn left onto Newmarket. Take your second right onto Seymour Avenue and follow this road to the end where you then turn right onto Tudor Drive. No. 76 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	

