



CHOICE PROPERTIES

Estate Agents

1 Graye Drive,
Louth, LN11 8YJ

Price £199,950



It is a pleasure for Choice Properties to bring to the market this superb and stylish three bedroom terrace house situated in the most popular and sought after location. The property further benefits from modern kitchen and shower room, privately enclosed garden to the rear and driveway providing off road parking for two vehicles. Viewing is highly advised!

With the benefit of gas central heating, UPVC double glazing, and new fascia boarding and guttering, the abundantly light and beautifully presented accommodation comprises:-

Porch

5'2 x 2'11

With UPVC entrance door. UPVC window to side aspect. Door to storage cupboard housing the electric and gas meters. Power points. Internal door to:-

Hallway

6'3 x 9'4

Staircase to first floor landing with stairlift and recess under. Consumer unit. Radiator. Power points. Telephone point. Door to Kitchen. Door to:-

Living Room

15'4 x 12'10

With a large under stair storage cupboard. Gas fireplace. French doors leading to garden. Radiator. Power points. Tv aerial point. UPVC window to rear aspect.

Kitchen

8'6 x 9'2

Modern kitchen fitted with wall, base, and drawer units with complimentary worksurfaces over. One bowl sink with stainless steel mixer tap and drainer. Four ring electric hob with extractor hood over. Plumbing for washing machine. Space for dishwasher. Two integral ovens. Integral fridge/freezer. Spot lighting. Power points. Radiator. UPVC window to front aspect.

Landing

2'11 x 8'6

Access to boarded loft via loft hatch with pull down loft ladder which houses the new gas combi boiler. Storage cupboard with fitted shelving. Power points. Doors to all first floor rooms.

Bedroom 1

8'5 x 10'11

Double bedroom with large storage cupboard used as a fitted wardrobe. Radiator. Power points. UPVC window to front aspect.

Bedroom 2

8'5 x 9'0

Double bedroom with large storage cupboard used as a fitted wardrobe. Radiator. Tv aerial. Power points. UPVC window to rear aspect.

Bedroom 3

6'5 x 7'11

Radiator. Power points. UPVC window to rear aspect.

Shower room

6'6 x 5'6

Recently renovated shower room fitted with a three piece suite comprising of walk in shower with rainfall and traditional shower attachments, wash hand basin set over vanity unit with mixer tap, and a push flush w.c. Part tiled walls. Chrome heated towel rail. Electric shaver point. UPVC window to front aspect.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and also features a paved patio section.

Driveway

Paved driveway providing off the road parking space for up to 2 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 A.

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

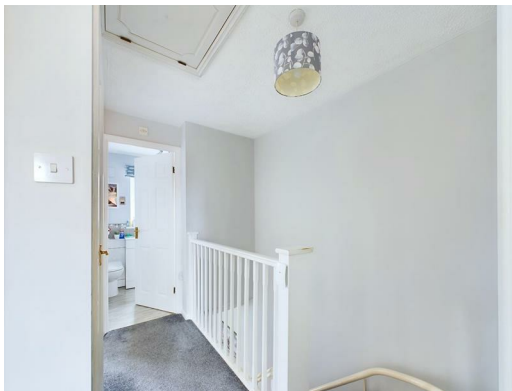
By appointment through Choice Properties on 01507 860033.

Opening hours

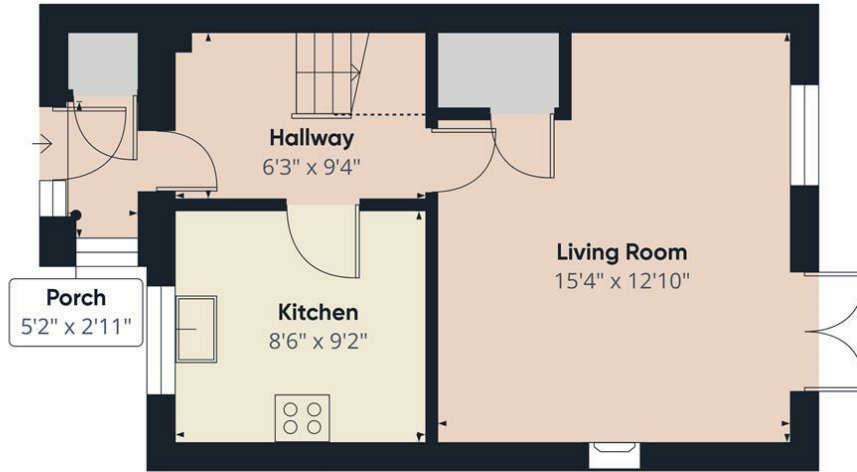
Monday to Friday 9.00 a.m to 5.00 p.m.

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

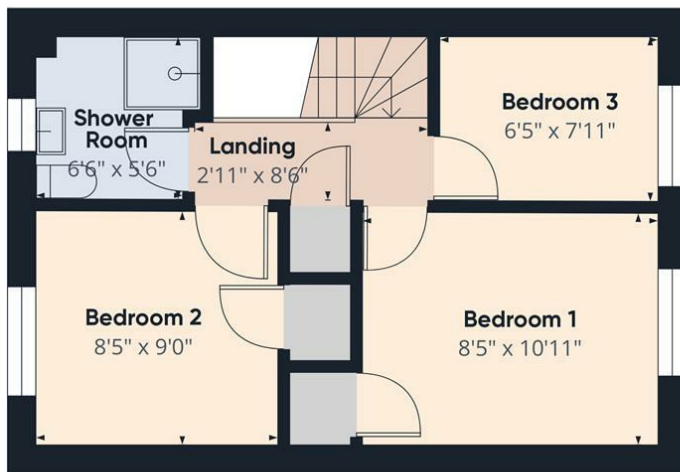
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Floor 0



Floor 1

Approximate total area⁽¹⁾
671.88 ft²

Reduced headroom
9.88 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and then turn left onto Eresbie road. Follow this road round and then take your first left onto Graye Drive. Number one can then be found immediately on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			64
(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	

