



CHOICE PROPERTIES

Estate Agents

55 Chestnut Drive,
Louth, LN11 7AX

Price £225,000



Choice properties are delighted to bring to the market this superb and spacious three bedroom semi-detached house, situated in a sought after thriving market town of Louth. The property further benefits from both driveway with garage and attractive and privately enclosed garden to the rear, Early viewing is highly advised!

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

7'3" x 13'7"

with uPVC entrance door. Staircase leading to first floor landing. uPVC window to side aspect. Internal doors to all ground floor rooms. Under stairs storage cupboard housing the logic gas boiler. Consumer unit. Electric meter. Thermostat. Radiator. Power points.

Reception room

11'10" x 14'11"

Electric feature fireplace. Power points. Tv Aerial point. Radiator. Large uPVC window to front aspect

Kitchen/Dining room

Fitted with wall and base units with work surfaces over. Four ring gas hob with stainless steel splashback and extractor hood over. One and a half bowl stainless steel sink with stainless steel mixer tap and drainer. Integral oven. Space for fridge freezer. Plumbing for washing machine. Power points. Radiator. Dual aspect uPVC windows. French doors leading to garden. Door to living room.

Landing

Access to loft via loft hatch. Internal doors to all first floor rooms. Storage cupboard. Power points.

Bedroom 1

Double bedroom with large fitted wardrobes. Radiator. Power points. Large uPVC window to front aspect.

Bedroom 2

Double bedroom. Radiator. Power points. Tv aerial point. Large uPVC window to rear aspect.

Bedroom 3

Radiator. Power points. Over stair storage cupboard. uPVC window to side aspect.

Bathroom

Fitted with four piece suite comprised of panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, electric shower cubicle and a push flush w.c. Fully tiled walls. Radiator. Wall mounted storage cupboard. uPVC window to rear aspect. Extractor.

Driveway

Paved and gravelled driveway providing off road parking for several vehicles.

Garage

Single brick built detached garage with up and over garage door and uPVC window to rear aspect.

Garden

To the rear of the property you will find a well maintained and generously sized garden which is privately enclosed with timber fencing to the boundaries. There is a paved patio seating area located at the bottom of the garden which is ideal for soaking up the sunshine or outdoor entertainment. A gate to the side of the property provides access to the front.

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.

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.

Viewing arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

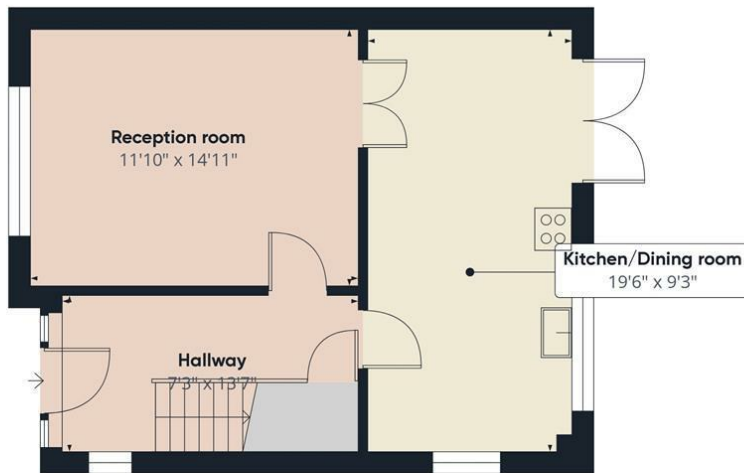
Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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⁾
908.58 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 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.

GIRAFFE360

Directions

From our Louth office on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate and the road becomes Eastfield Road. Turn right onto Chestnut Drive then number 55 can be found on the left hand side.

