



# CHOICE PROPERTIES

## *Estate Agents*

34 Brackenborough Road,  
Louth, LN11 0AE

Offers In The Region Of £280,000



It is a pleasure for Choice Properties to bring to the market this spacious four bedroom detached house located on Brackenborough Road situated in the thriving market town of Louth. The property benefits from having a fully refurbished interior which includes new windows, doors, and boiler and is completed to a high specification. The property features a well proportioned interior comprising of kitchen, living room, dining room, utility, downstairs shower room, and family bathroom, and, to the exterior, features a fully enclosed garden, a variety of outbuildings, and a gravelled driveway. Early Viewing Is Highly Advised.

With the additional benefit of a 2 year old boiler suppling the gas central heating and brand new UVPC windows throughout, the well presented and abundantly bright internal living accommodation comprises:-

### **Hallway**

13'5 x 3'0

With new feature entrance door. Laminate flooring. Consumer unit. Electric meter. Radiator. Staircase to first floor landing.

### **Living Room**

12'6 x 12'4

With new multi fuel burner in feature fireplace with tiled hearth and surround. Walk in bay UVPC window to front aspect. Radiator. Power points. Tv aerial point.

### **Kitchen**

12'5 x 12'6

Fitted with wall and base units with hard wood work surfaces over. Four ring induction hob with feature extractor hood over. Integral oven. One and a half bowl 'Elleci' sink with mixer tap and drainer. Island with overhang providing breakfast bar area. Part tiled walls. Laminate flooring. Integral wine cooler. Integral dish washer. Space for fridge freezer. Spot lighting. Horizontal flat panel radiator. Large UVPC window to rear aspect. UVPC window to side aspect. Power with USB adaptability.

### **Dining Room**

10'3 x 7'10

With new UVPC French door leading to garden. Vertical flat panel radiator. Power points. Large under stairs storage cupboard with power light and fitted shelving.

### **Utility**

3'0 x 5'11

With tiled flooring. Spot lighting. Plumbing for washing machine. Space for dryer. Sliding door to bathroom. Power points. External stable door leading to garden.

### **Shower Room**

4'8 x 5'8

Fitted with a corner shower cubicle with rainfall shower and traditional shower attachment and a push flush w.c. Tiled flooring. Part tiled walls. Power points. UVPC window to rear aspect.

### **Landing**

12'3 x 5'7

Access to loft via loft hatch. Radiator.

### **Bedroom 1**

12'3 x 9'2

Double bedroom with two fitted wardrobes. Radiator. Power points. UVPC window to rear aspect.

### **Bedroom 2**

12'4 x 8'2

Double bedroom with UVPC window to front aspect. Radiator. Power points.

### **Bedroom 3**

11'5 x 7'8

Double bedroom. Radiator. Power points. UVPC window to side aspect.

### **Bedroom 4**

9'3 x 7'1

Double bedroom with UVPC window to front aspect. Vertical flat panel radiator. Power points. Storage cupboard with fitted shelving.

## **Bathroom**

10'3 x 7'10

Fitted with a four piece suite comprising of freestanding ceramic bath, walk in shower with rainfall attachment over, low level w.c, and pedestal wash hand basin. Tiled floors. Fully tiled walls. Chrome heated towel rail. UVPC window to side aspect. Door to bedroom 3.

## **Garden**

The property benefits from a fully enclosed rear garden, the garden is mostly laid to lawn but benefits from new patio that was installed last year which provides an ideal place for outdoor seating. The garden also features a well proportioned decking area immediately to the rear of the property which is connected to the patio via a paved footpath.

## **Outbuildings**

The property benefits from a variety of outbuilding including a large timber built shed at the back of the garden which is fitted with power and lighting and a brick built outbuilding which houses the 2 year old gas combi boiler.

## **Driveway**

Gravelled driveway providing off the road parking for two vehicles. There is also access to the rear garden via a pair of double opening timber gates.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

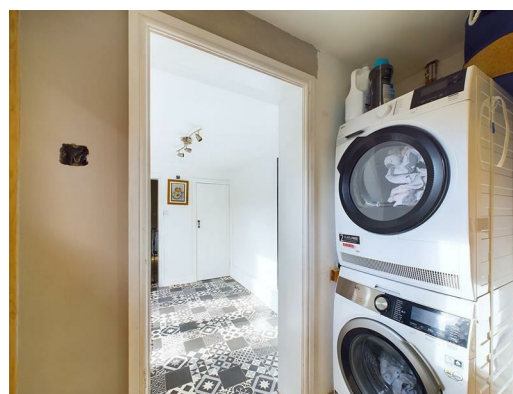
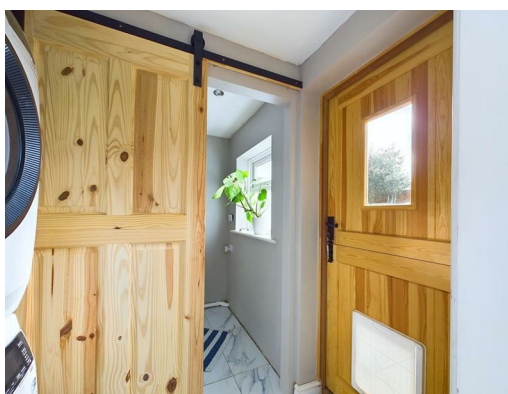
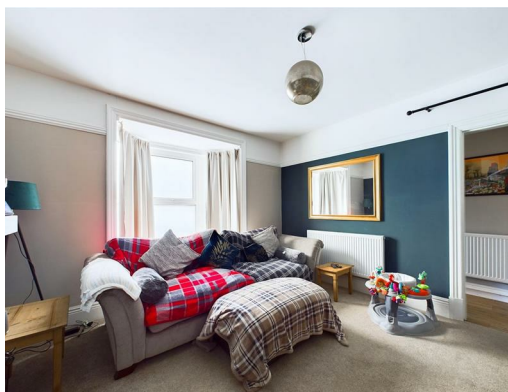
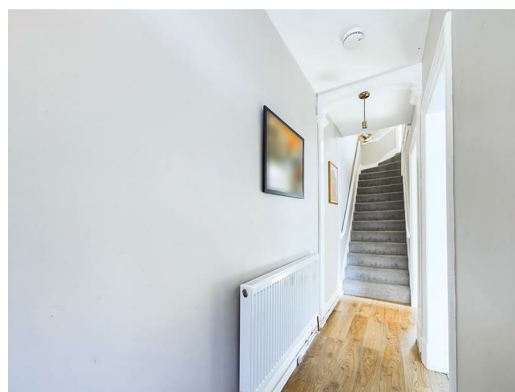
## **Opening hours**

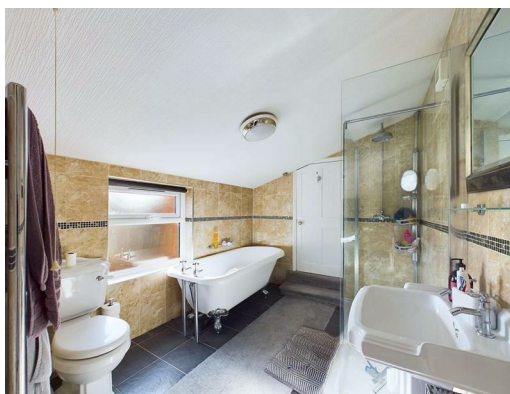
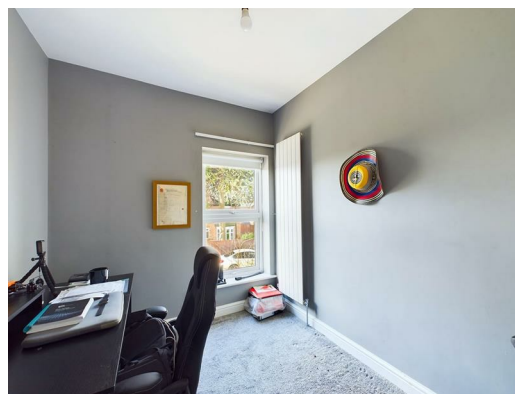
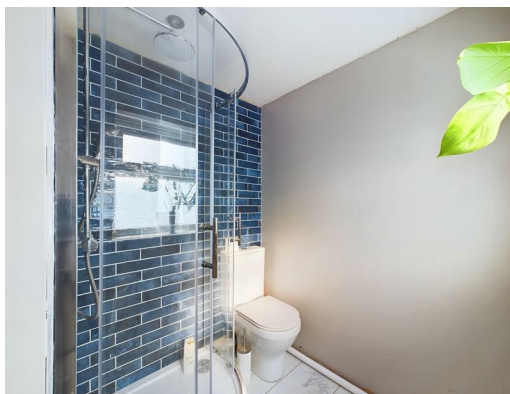
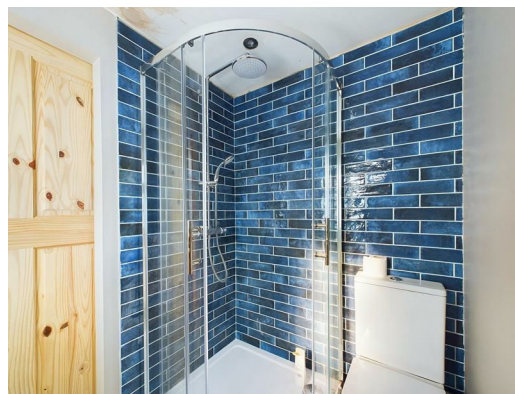
Mon-Fri 9.00 am - 5.00 pm.  
Saturday 9.00 am - 3.00 pm.

## **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.



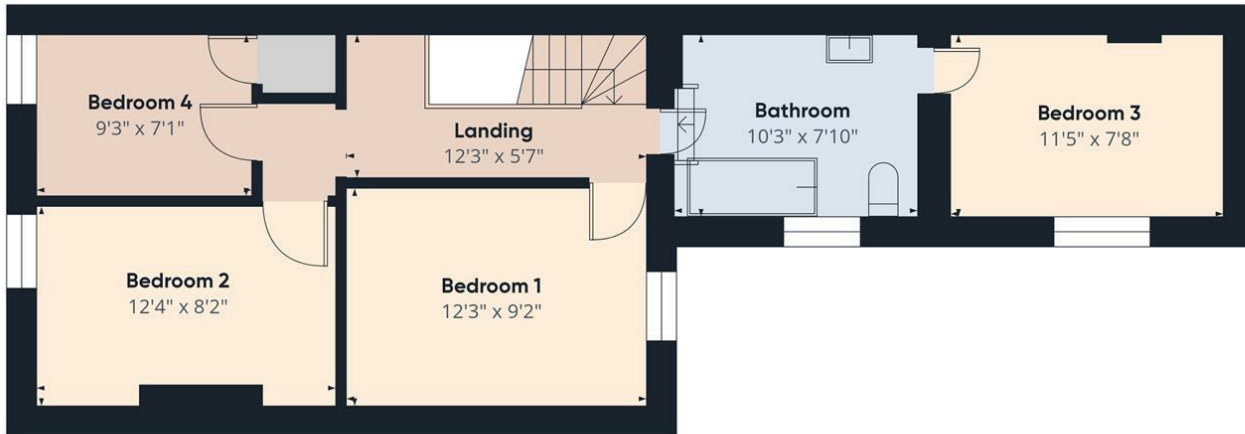






Floor 0

Approximate total area<sup>®</sup>  
1021.92 ft<sup>2</sup>



Floor 1

(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.

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# Directions

From our Louth office head east onto Eastgate and continue until you reach the mini roundabout where you head straight on, then immediately after at the next mini roundabout head left onto Ramsgate. Continue until the next mini roundabout where you turn left onto Newbridge Hill. Continue until the next mini roundabout where you head right onto Keddington Road. Continue for 200m then turn left onto Brackenborough Road. No.34 can be found 150m along on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

