



CHOICE PROPERTIES

Estate Agents

26 Chestnut Drive,
Louth, LN11 7AX

Price £225,000



It is a pleasure for Choice Properties to bring to the market this abundantly light and bright three bedroom semi detached house with a fantastic large garden. This well presented property additionally benefits from solar panels, new boiler, soffits and fascias, and is located in a sought after residential position and early viewing is advised.

The well laid out accommodation comprises:

Hallway

14'11" x 7'3"

****Please note the hallway has been painted, along with stairs and new hallway flooring put in since the current photo and more photos will follow****Stairs to the first floor, telephone point, under stairs storage cupboard, door to:-

Reception Room

14'11" x 12'0"

Spacious reception room with bay window to front aspect providing plenty of lighting, featured gas fireplace set into marble surround with marble hearth and wooden mantle, TV Aerial point.

Kitchen

9'5" x 19'7"

****Please note the kitchen and cupboards have been painted since the current photos and more photos will follow****Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, cooker point with stainless steel extractor hood over, space for freestanding fridge/freezer, space for undercounter fridge, plumbing for a washing machine, wall mounted condensing boiler, tiled flooring, part tiled walls, French patio doors leading into rear garden, pedestrian door to side aspect leading onto the driveway.

Landing

9'11" x 6'0"

****Landing has been painted since the current photos and more photos will follow shortly****Loft access, built in airing cupboard housing hot water cylinder and providing storage, loft access, thermostat controls.

Bedroom 1

12'9" x 12'0"

Spacious double bedroom, TV Aerial point.

Bedroom 2

11'7" x 13'4"

Spacious double bedroom.

Bedroom 3

7'8" x 7'3"

Bathroom

6'4" x 7'3"

Fitted with a white three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, clos coupled wc, tiled splash backs.

Driveway

Providing off street parking for multiple vehicles.

Garage

With up and over door, power and lighting, pedestrian door to side aspect.

Garden

**** New patio in the garden at the top and in front of the patio doors since the current photos and more photos will follow****To the rear of the property you will find a spacious garden which has been mostly laid to lawn with an attractive variety and plants, shrubs and hedges to the border. A paved patio seating area is located behind the garage with footpath leading towards the outside of the kitchen. A timber gate to the side aspect provides access to the driveway and front garden.

Tenure

Freehold

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.

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.

LN11 8UP

Tel. No. 01507 601 111

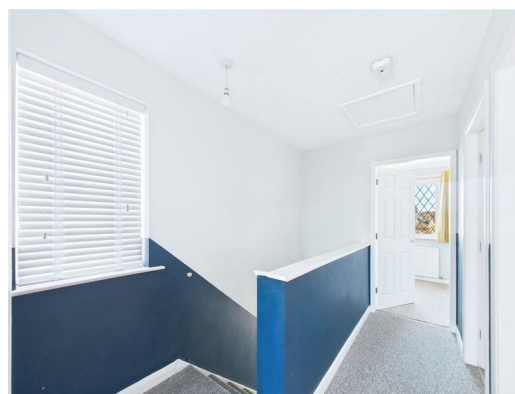
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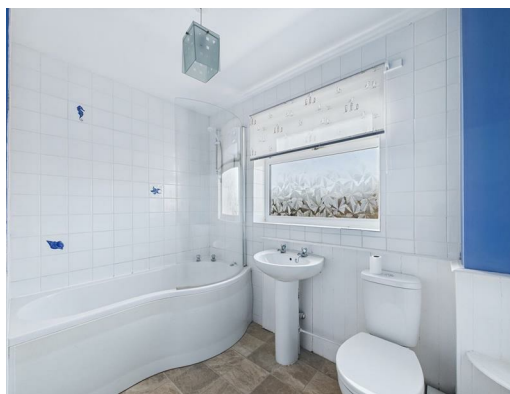
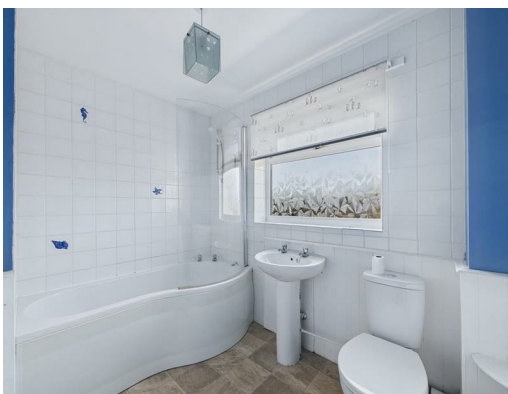
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - B

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 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.

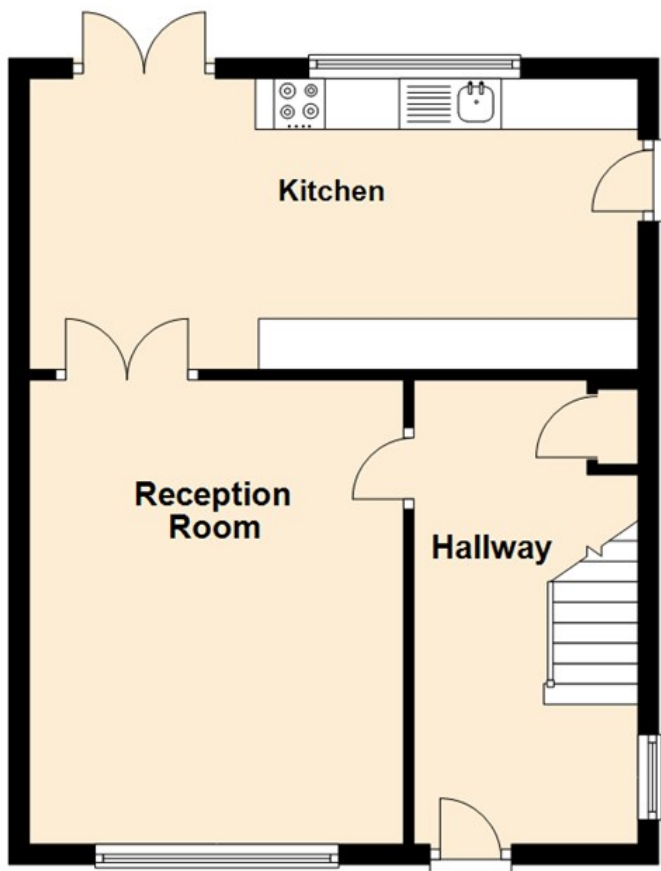






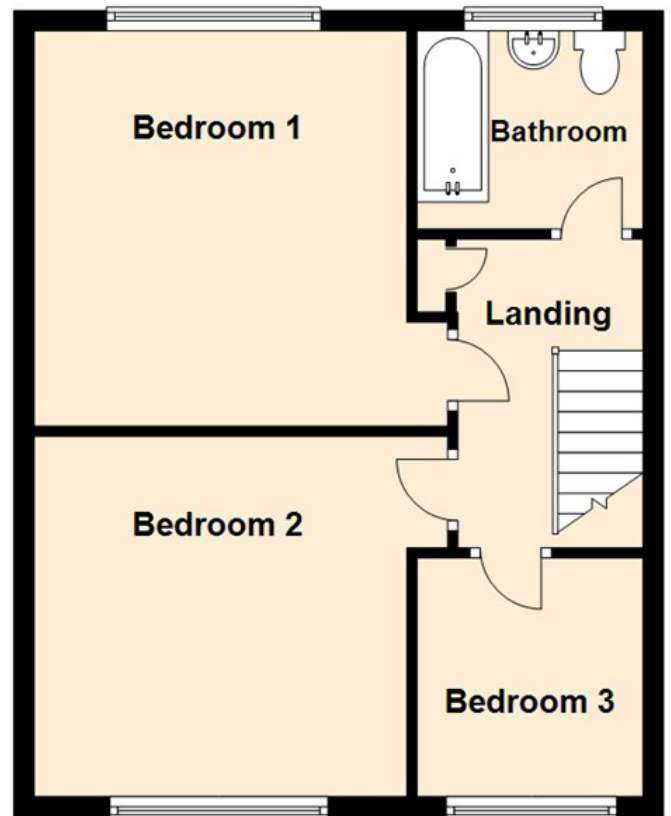
Ground Floor

Approx. 44.8 sq. metres (482.8 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.8 sq. feet)



Total area: approx. 89.7 sq. metres (965.5 sq. feet)

Directions

Use postcode LN11 7AX to locate the property. Once you turn into Chestnut Drive, the property can be found a short distance down on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

