



# CHOICE PROPERTIES

*Estate Agents*

8 Swallow Drive,  
Louth, LN11 0DN

Reduced To £325,000



Choice Properties are delighted to bring to the market this exceptional and extensive three bedroom detached bungalow, situated in a peaceful residential position and located just a mile from the thriving market town of Louth and all the local amenities. The bungalow further benefits from an impressive and high quality finish throughout and sits proudly upon an attractive and generously sized garden to the rear. Early viewing is highly advised!

Offering a spacious and desirable layout throughout, the abundantly lights and beautifully presented accommodation comprises-

### **Hallway**

14'9" x 5'1"

Entrance via uPVC double glazed door to the side aspect, Spacious hallway with featured wooden flooring, loft access (partly boarded with ladder and lighting), telephone point, power points, radiator.

### **Reception room**

13'0" x 17'10"

Abundantly light and beautifully maintained reception room, fully carpeted, uPVC double glazed dual aspect windows to the front and side aspects, featured wood burner set into bricked surround with wooden mantle, TV Aerial point telephone point, power points, two radiators.

### **Open plan Kitchen/Dining room**

27'2" x 10'11"

Fitted with a modern and stylish range of wall and base units with complimentary worksurfaces over, one and a half bowl resin sink unit with drainer an stainless steel mixer tap - incorporating separate instant hot water tap, integrated cooker and microwave, four ring induction hob with featured stainless steel extractor hood over, integrated dish washer, plumbing for a washing machine, tiled splash backs, breakfast bar, space for freestanding American fridge/freezer, inset spot lights to the ceiling, uPVC double glazed window to the rear aspect overlooking the garden, ample space for a dining table, uPVC French patio door to to the rear aspect leading into the sun room, pedestrian door to the side aspect leading outside, TV Aerial point.

### **Sun room**

12'10" x 10'3"

With solid insulated roof, uPVC double glazed dual aspect windows, wooden flooring, power points, radiator, French double opening patio doors to the rear aspect leading out onto the attractive rear garden.

### **Bedroom 1**

11'9" x 9'10"

Spacious double bedroom, uPVC double glazed window to the front aspect, fully carpeted, built in wardrobes with sliding glass doors to the frontage, power points, radiator.

### **Inner lobby**

4'6" x 4'10"

With laminate flooring, sliding double doors leading into a spacious storage cupboard with ample shelving and storage, radiator.

### **Bedroom 2**

9'2" x 10'2"

Spacious double bedroom, uPVC double glazed window to the rear aspect, fully carpeted, built in wardrobes with glass sliding doors to the frontage, power points, radiator.

### **Bedroom 3**

10'1" x 8'1"

Double bedroom, uPVC double glazed window to the side aspect, fully carpeted, radiator, power points.

### **Bathroom**

9'11" x 8'0"

Fitted with a stylish four piece suite comprising panelled bath with mixer tap and main shower attachment over, large corner shower cubicle with mains shower over, wash hand basin with stainless steel mixer tap and dual flush w.c. set into featured vanity unit, tiling and mermaid board to the splash backs, radiator, extractor, uPVC double glazed window to the side aspect.

### **W.c.**

9'7" x 3'0"

Fitted with a modern two piece suite comprising wash hand basin and dual flush w.c. set into featured vanity unit, radiator, uPVC double glazed window to the side aspect.

### **Driveway**

Attractive block paved driveway providing off road parking for several vehicles including a caravan/motorhome.

### **Garden**

The property stands proudly within attractive and beautifully maintained gardens the front and rear and features an abundance of well established and colourful plants, trees and shrubbery throughout. The rear garden is privately enclosed with timber fencing to the boundaries and features a spacious paved patio seating area, located outside the sun room and is ideal for soaking up the sunshine, entertaining guests or dining alfresco. There is also a neatly laid to lawn section, timber shed with power and outdoor lighting. A timber gate to the side of the bungalow provides access to the front of the property.

### **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.

### **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**

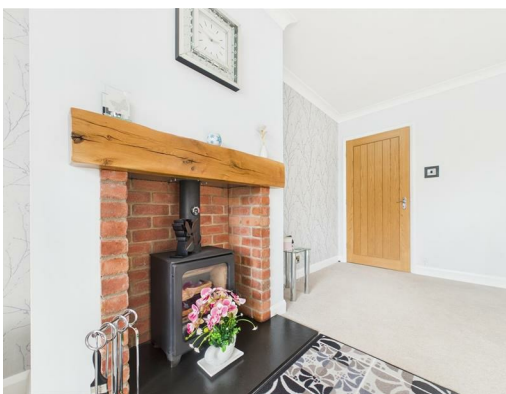
Viewing by Appointment through Choice Properties, Alford - Tel 01507 860033.

### **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.







Approximate total area<sup>(1)</sup>  
1248.51 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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# Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Then turn left onto Swallow Drive and number 8 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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	

