



CHOICE PROPERTIES

Estate Agents

8 Station Approach,
Louth, LN11 0PS

Price £250,000



Choice Properties are delighted to bring to market this charming two bedroom detached bungalow located on Station Approach situated in the thriving market town of Louth. The well presented property features well proportioned rooms to the interior including a modern kitchen, living room, shower room, conservatory, and integral garage. To the exterior, the property boasts a fully enclosed rear garden and a driveway providing space for two vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

With the added benefit of gas fired central heating and UPVC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

Hallway

8'9 x 10'2 (to furthest measurement)

With UPVC entrance door. Access to loft via loft hatch which houses the gas combi boiler. Radiator. Power points.

Living Room

15'2 x 11'10

With walk in UPVC bay window to front aspect. UPVC window to side aspect. Two radiators. Power points. Tv aerial point. Telephone point.

Kitchen

8'10 x 9'10

Fitted with wall, base, and drawer units with works surfaces over. Four ring 'NEFF' electric hob with extractor hood over. One bowl stainless steel sink with mixer tap and drainer. Twin integral oven. Integral fridge freezer. Tiled flooring. Consumer unit. Spot lighting. Radiator. Power points. UPVC window to front aspect.

Bedroom 1

12'2 x 10'11

Double bedroom with UPVC window to rear aspect. Radiator. Power points.

Bedroom 2

8'10 x 10'10

Double bedroom with storage cupboard with fitted shelving and clothes rail. Radiator. Power points. UPVC French door leading to conservatory.

Conservatory

7'3 x 11'1

With dual aspect UPVC windows. Glass ceiling. Tiled flooring. Radiator. UPVC external door leading to garden. Integral door to garage.

Shower Room

5'9 x 6'7

Fitted with a three piece suite comprising of walk in rainfall shower with traditional shower attachment, push flush w.c, and a pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Tiled flooring. Chrome heated towel rail. UPVC window to side aspect.

Garage

17'11 x 9'1

Brick built integral garage fitted with power and lighting and wall and base units. Up and over garage door. Plumbing for washing machine.

Garden

To the rear of the property is a fully enclosed laid to lawn garden with fencing to the perimeter. This garden further benefits from a patio directly outside the conservatory which provides the perfect place for outdoor seating. There is also a wooden access gate which provides access to the rear garden from the front of the property. To the front of the property is a small easy to maintain gravel garden with a picket fence in front.

Driveway

Paved driveway providing off the road parking for up to two 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 C.

Viewing Arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening Hours

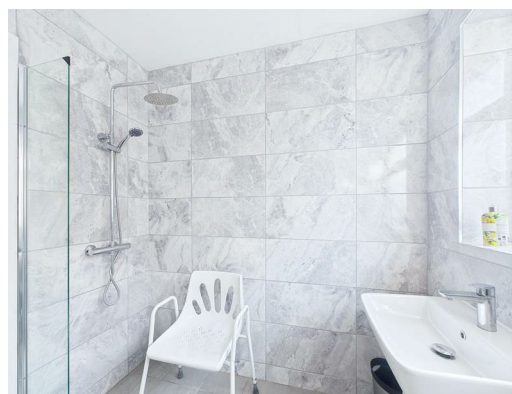
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

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⁽¹⁾
859.6 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.

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Directions

From our Louth office head east onto Eastgate and continue until you reach a mini roundabout where you continue straight on, then at the mini roundabout immediately after turn left onto Ramsgate. Continue until the next mini roundabout where you turn right and the immediately left onto Station Approach. The property can be found 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		89	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

