



# CHOICE PROPERTIES

## *Estate Agents*

6 Orchard Close,  
Louth, LN11 0BS

Reduced To £310,000



**\*\*Available With No Onward Chain\*\*** Choice Properties are delighted to bring to market this beautiful four bedroom detached house situated on Orchard Close located in the thriving market town of Louth. The property features generously proportioned rooms throughout including a kitchen, living room, two dining rooms, conservatory, office, family bathroom, and downstairs shower room. To the exterior, the property boasts a fully enclosed garden, driveway with turning head, and a brick built garage. Available With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

### **Hallway**

12'4 x 14'3 (to furthest measurement)

With uPVC entrance door. Internal doors to all ground floor rooms. Under stairs storage cupboard housing the consumer unit. Two radiators. Power points.

### **Living Room**

11'7 x 20'2

Gas fire in feature fireplace with tiled hearth and surround. Large bow double glazed window to front aspect. Radiator. Telephone point. Tv aerial point. Power points.

### **Breakfast Room**

10'8 x 7'9

Spot lighting. Radiator. Power points. Opening to:-

### **Kitchen**

18'2 x 7'2

Fitted with wall, base, and drawer units with work surfaces over. Space for large range cooker with extractor hood over. One and a half bowl sink with mixer tap and drainer. One bowl stainless steel sink with mixer tap. Integrated dishwasher. Space for tall fridge freezer. Space for under counter fridge freezer. Worcester gas boiler. Plumbing for washing machine. Part tiled walls. Spot lighting. Power points. uPVC window to front aspect. uPVC French doors leading to garden.

### **Dining Room**

9'9 x 10'9

Radiator. Power points. Sliding double glazed door to conservatory.

### **Conservatory**

10'4 x 10'4

With uPVC double glazing to all aspects. Pitched ceiling. uPVC French doors leading to garden. Radiator. Power points.

### **Office**

7'8 x 9'0

Radiator. Power points. Tv aerial point. uPVC door leading to rear garden.

### **Shower Room**

5'6 x 5'5

Fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin, and a low level flush wc. Heated towel rail. Extractor. Frosted uPVC window to side aspect.

### **WC**

3'2 x 5'5

Fitted with wall mounted wash hand basin with tiled splashback. Frosted uPVC window to side aspect.

### **Landing**

12'7 x 15'8

Internal doors to all first floor rooms. Access to loft via loft hatch. Storage cupboard housing the hot water tank. Spot lighting. Radiator. Power points.

### **Bedroom 1**

9'7 x 13'6

With large uPVC window to rear aspect. Radiator. Power points. Telephone point. Door to walk in wardrobe.

### **Wardrobe**

6'5 x 6'3

With fitted open wardrobes to either side. Radiator.

### **Bedroom 2**

11'8 x 12'5

Double bedroom with dual aspect uPVC windows. Radiator. Power points.

### **Bedroom 3**

9'4 x 15'6

Double bedroom with dual aspect uPVC windows. Power points with USB adaptability. Radiator.

### **Bedroom 4**

9'2 x 12'2

With dual aspect uPVC windows. Radiator. Power points.

### **Bathroom**

10'1 x 6'2

Large bathroom fitted with a three piece suite comprising of panelled bath with shower attachment and mixer tap, low level flush w.c, and a pedestal wash hand basin with single taps. Electric shaver point. Part tiled walls. Wall mounted storage cabinet. Spot lighting. uPVC window to side aspect.

### **Garage**

Single attached brick built garage fitted with power and lighting and up and over garage door.

### **Garden**

To the rear of the property is a fully enclosed private garden with fencing to the perimeter. The garden is mostly laid to lawn but also features various patio areas providing ideal places for outdoor seating. The garden further benefits from a timber shed providing outdoor storage space. Also present at the property is a laid to lawn front garden adjacent to the driveway. Both garden boast mature plants and shrubbery which add an abundance of life and colour.

### **Driveway**

Tarmac driveway with turning head providing off the road parking for up to three 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](http://www.e-lindsey.gov.uk)

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

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening Hours**

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

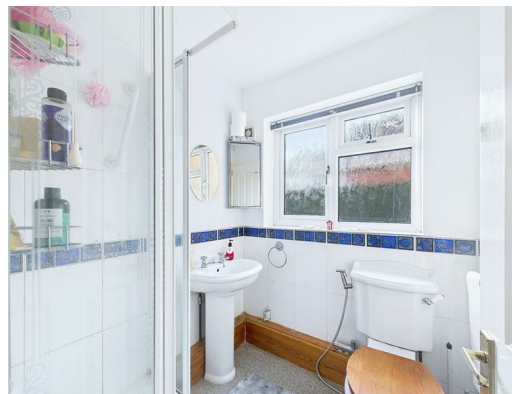
Saturday 9.00 a.m. to 3.00 p.m.

### **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 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.

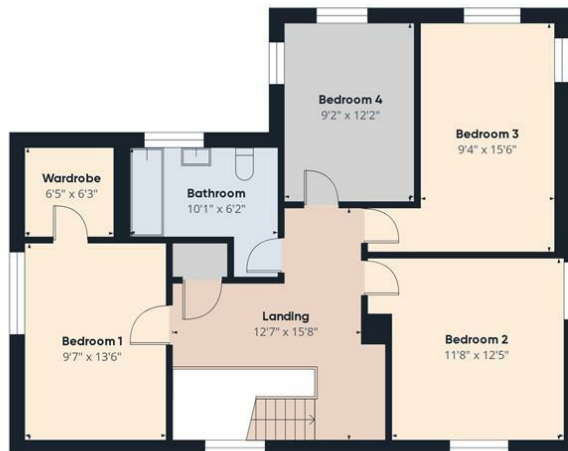








Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1749.9 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 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 double mini roundabout. At the first roundabout continue straight on then at the second head left onto Ramsgate. Continue to the next mini roundabout and head left. Continue to the next mini roundabout and head right onto Keddington Road. Continue for 150m then turn right onto Orchard Close and the property can be found on the right hand side.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 81        |
| (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 |           |

