



CHOICE PROPERTIES

Estate Agents

18 Charles Avenue,
Louth, LN11 0BG

Reduced To £299,950



Choice Properties are delighted to bring to market this beautifully presented three bedroom detached bungalow situated on Charles Avenue located in the thriving market town of Louth. With recent refurbishments throughout including an entire rewire, new uPVC double glazed windows, kitchen and bathroom, and new doors, the property is ready to move into and internally features a modern kitchen/dining room, living room that overlooks the garden, and a shower room. To the exterior, the property features a beautifully maintained south facing garden, a range of outbuildings, and a plethora of storage space. Early Viewing Is Highly Advised.

With new refurbishments throughout including new uPVC double glazed windows, doors, electrics, and boiler, the well presented and abundantly bright internal living accommodation comprises:-

Hallway

8'1 x 5'8

With composite entrance door. Oak internal doors to all rooms. Vertical flat panel radiator with integrated mirror.

Kitchen/Dining Room

9'10 x 19'9 (to furthest measurement)

Fitted with wall, base, and drawer units with work surfaces over. Single bowl 'Franke' stainless steel sink with chrome mixer tap and stainless steel drainer. large double cooker with extractor hood over. Integral microwave. Integral wine cooler. Integral fridge freezer. Integral dishwasher. Spot lighting. Laminate flooring. Part tiled walls. Skylights. Dual aspect double glazed uPVC windows. Two vertical flat panel radiators. Power points with USB adaptability. Tv aerial point. uPVC French doors leading to garden.

Living Room

16'9 x 10'8

With large uPVC French doors and windows over looking the garden. Vertical flat panel radiator. Power points with USB adaptability. Tv aerial point.

Bedroom 1

10'5 x 10'5

Double bedroom with large fitted wardrobe with sliding mirrored doors in front. Radiator. Power points. Tv aerial point. USB points. Large uPVC window to front aspect.

Bedroom 2

7'3 x 14'6

Double bedroom with large uPVC window to rear aspect. Access to loft via loft hatch which houses the gas boiler. Radiator. Power point. Tv aerial point. Storage cupboard housing the consumer unit.

Bedroom 3

9'9 x 8'8

Double bedroom with large uPVC window to front aspect. Radiator. Power points with USB adaptability. Tv aerial point. Large fitted wardrobes with featured mirrored doors.

Bathroom

5'3 x 5'11

Fitted with a three piece suite comprising of shower cubicle with electric shower, wash hand basin set over vanity unit, and push flush wc. Chrome heated towel rail. LVT flooring. Two wall mounted storage cabinets. Spot lighting. Extractor. Frosted uPVC window to side aspect.

Gardens

To the rear of the property is a beautifully presented fully enclosed private south facing rear garden. This rear garden is mostly laid to lawn but benefits from an elevated decking area which provides an idyllic setting for outdoor seating. The rear garden is home to a plethora of mature plants and shrubbery which add a kaleidoscope of colour and life to the garden. As the dining room extension was built at an elevated level there is large storage room with the same footprint as said dining room which is accessed via the garden. The garden has a wooden side access gate either side of the property which connect the front of the property and the driveway to the rear garden.

Outbuilding & Shed

There is an expansive outbuilding currently used as a spacious play room with power and lighting and is fully carpeted. It lends itself to multiple potential uses such as home office, workshops, or even just as extra storage space. There is also a useful storage shed.

Garage

Brick built garage with up and over garage door.

Driveway

Large gravelled driveway providing off the road parking for several 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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

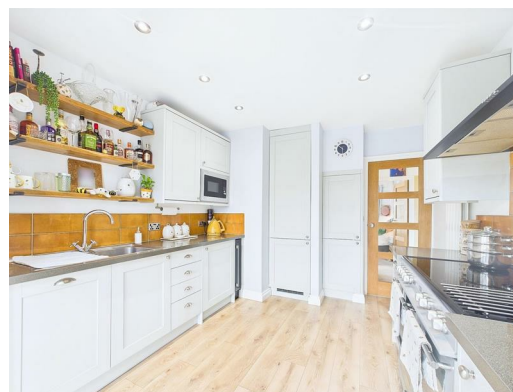
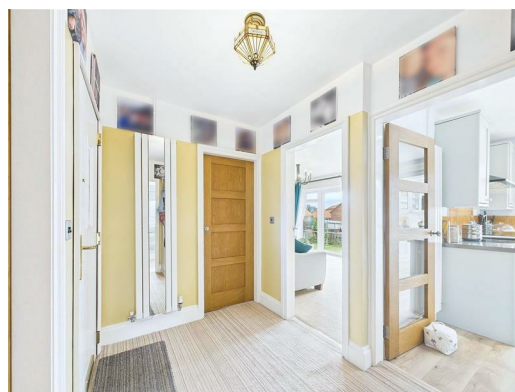
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

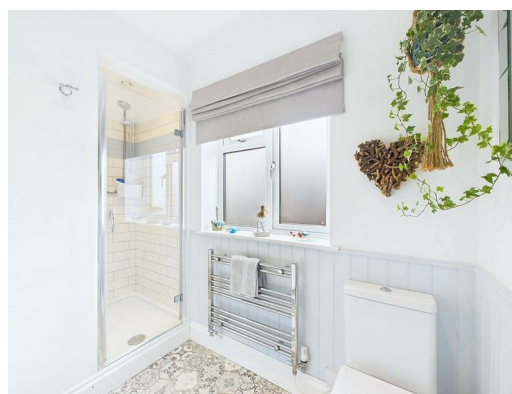
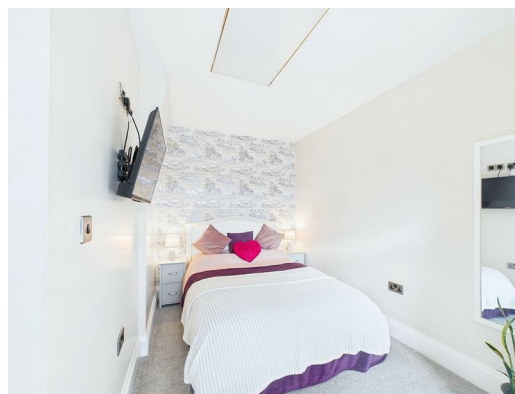
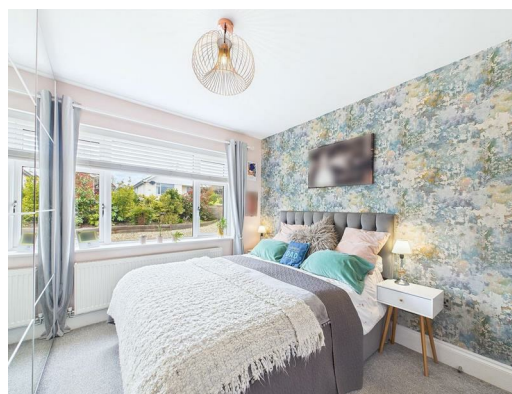
Making An Offer

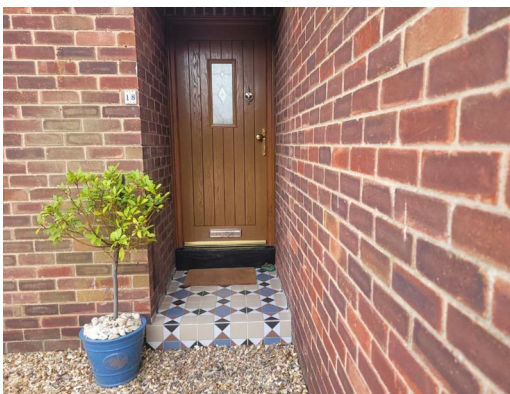
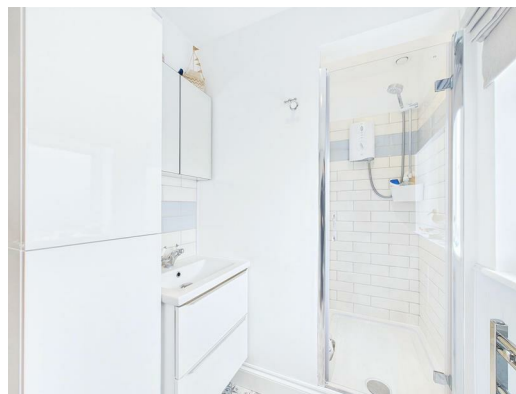
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.









Approximate total area⁽¹⁾
771.88 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.

GIRAFFE360

Directions

From our Louth office head east along Eastgate until you reach a mini-roundabout where you head straight on, at the next mini-roundabout head left onto Ramsgate and continue until the next mini-roundabout where you head left onto Newbridge Hill. Continue until the next mini-roundabout where you will head right onto Keddington Road. Continue for 400m then turn right onto Grosvenor Road. Follow this road round to the left where it becomes Charles Avenue and you can find the property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

