



CHOICE PROPERTIES

Estate Agents

1 Conker Grove,
Louth, LN11 7BY

Reduced To £275,000



Choice Properties are delighted to bring to market this stunning four bedroom (one ensuite) detached house located on Conker Grove, situated in the thriving market town of Louth. Completed with a contemporary finish with generously proportioned rooms throughout, the bright and airy accommodation internally features a kitchen, living room, dining room, downstairs wc, four bedrooms, and a family bathroom. To the exterior, the property boasts a fully enclosed garden, a detached brick built garage and a spacious driveway. Early Viewing Is Highly Advised.

Completed to a high specification throughout with the added benefit of gas central and uPVC double glazing, the beautifully presented and abundantly bright internal living accommodation comprises:-

Hallway

6'5" x 15'11"

With composite entrance door. Staircase to first floor landing. Internal doors to ground floor rooms. Understairs storage cupboard housing the consumer unit. Radiator power points. Thermostat. uPVC window to front aspect.

Living Room

10'0" x 15'11"

With large uPVC window to front aspect. Radiator. Power points. Tv aerial point. uPVC French doors leading to garden.

Kitchen

14'6" x 12'6"

Fitted with wall and base units with work surfaces over. Island unit with overhang providing breakfast bar area and a five ring gas job with feature extractor over. One and a half bowl stainless steel sink with mixer tap and drainer. Dual aspect uPVC windows. Integral fridge freezer. Integral twin oven. Integral dish washer. Plumbing for washing machine. Radiator. Power points. Spot lighting. Composite external door leading to garden.

Dining Room

8'9" x 11'9"

With dual aspect uPVC window. Radiator. Power points.

WC

7'11" x 3'9"

Fitted with a back to wall wc and a wall mounted wash hand basin. Radiator. Frosted uPVC to side aspect.

Landing

3'3" x 13'2"

Internal doors to all first floor bedrooms. Storage cupboard housing the hot water tank. Overstairs storage cupboard. Access to loft via loft hatch. Power points.

Bedroom 1

14'6" x 9'1"

Doubled bedroom fitted with dual aspect uPVC windows. Radiator power points. Tv aerial point. Ethernet points. Door to:-

Ensuite

5'4" x 5'5"

Fitted with a three piece suite comprising of shower cubicle with traditional and rainfall shower attachments. Large wall mounted wash and basin with chrome mixer tap and a back to wall wc. Chrome heated towel rail. Spot lighting. Frosted uPVC window to side aspect.

Bedroom 2

8'10" x 12'10"

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

Bedroom 3

9'11" x 8'7"

Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bedroom 4

9'11" x 7'2"

With large uPVC window to front aspect. Radiator. Power points.

Bathroom

6'10" x 6'1"

Fitted with a three piece suite comprising of panelled bath with chrome mixer tap with shower over, a large wall mounted wash hand basin with chrome mixer tap, and a back to wall wc. Chrome heated towel rail. Part tiled walls. Spot lighting. Electric shaver point. Extractor. Frosted uPVC window to front aspect.

Garage

Detached single brick built garage fitted with power and lighting and up and over garage door.

Gardens

To the rear of the property is a fully enclosed, private laid to lawn garden with fencing and brick walls to the perimeter. To the front of the property is a small laid to lawn area with plants and shrubbery that add additional life and colour to the residence. The rear garden can be accessed directly from the front of the property via a side access gate.

Driveway

Paved driveway providing of 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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

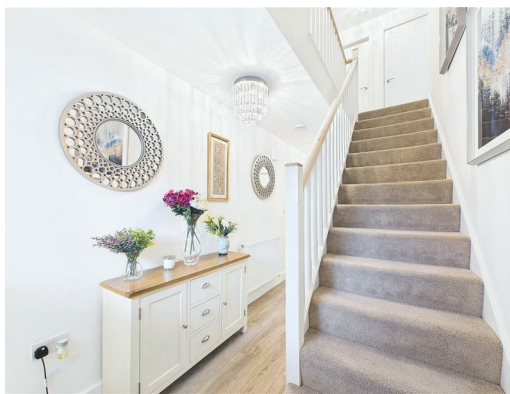
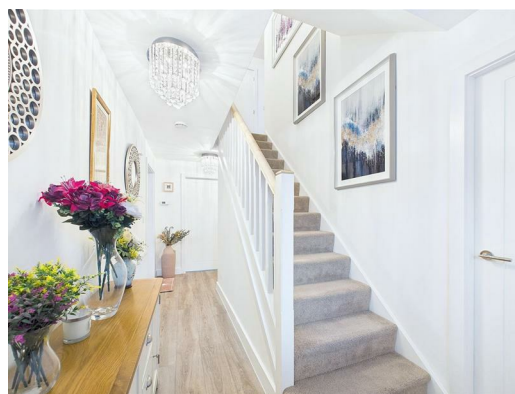
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

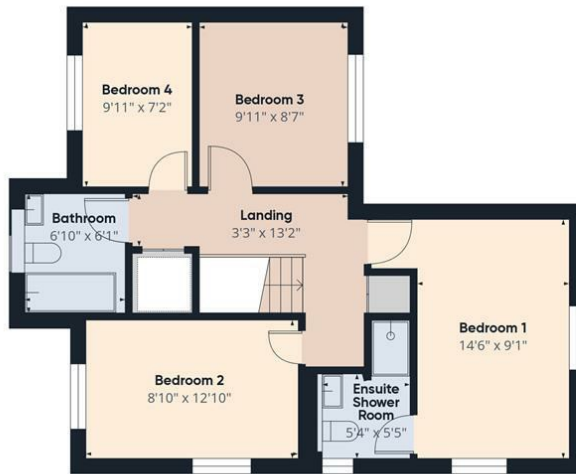
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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⁽¹⁾
1164.23 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 are based on RICS IPMS 3C standard.

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Directions

From our Louth office on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate and the road becomes Eastfield Road. Turn right onto Chestnut Drive, then turn left onto Tennyson Fields. Continue left onto Acorn Avenue and then take your second right onto Conker Grove. You will find the property immediately 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		93	(92 plus) A		
(81-91) B	84		(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	

