



# CHOICE PROPERTIES

## *Estate Agents*

57 Keddington Road,  
Louth, LN11 0BA

Reduced To £425,000



Choice Properties are delighted to bring to market this charming four bedroom semi detached house located on Keddington Road situated in the thriving market town of Louth. Built in 1914, the interior of this characterful property still retains much of its original charm yet has benefitted from modern refurbishments such as a full rewire and new double glazed sash windows which allow it to be suitable for 21st century living. To the exterior, the property benefits from a brick built timber clad detached garage and workshop, beautifully manicured gardens and a spacious gravel driveway. Available with no onward chain, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and sash double glazed uPVC windows fitted in original architrave, the generously proportioned and beautifully maintained internal living accommodation comprises:-

### **Hallway**

14'9" x 21'3" (to furthest measurement)

With hardwood entrance featuring stained glass window. Mosaic tiled flooring. Hardwood doors leading to living room, dining room, and sitting room. Staircase leading to first floor landing with recess and small storage cupboard under. Electric radiator. Power points.

### **Living Room**

14'9" x 11'8"

With a multi fuel burner set in fireplace with a tiled hearth and marble surround. Hardwood flooring. Large walk in bay uPVC window to front aspect. Radiator. Power points. TV aerial point. uPVC window to side aspect.

### **Sitting Room**

14'2" x 12'9"

Fitted with an open fireplace with a tiled hearth and surround. Large walk-in uPVC bay window to side aspect. Fitted bookcase. Radiator. Power points.

### **Dining Room**

10'11" x 9'10"

With large uPVC window to side aspect. Radiator. Power points. Telephone point. Hardwood door leading to kitchen.

### **Kitchen**

10'11" x 13'9"

Fitted with wall base and drawers units with oak worksurfaces over. Twin ceramic Belfast sink with brass mixer tap. Space for large range cooker with tiled splashback behind. Spot lighting. Plumbing for washing machine. Plumbing for dishwasher. Vertical radiator. Power points. Two uPVC window to side aspect. Hardwood door leading to utility.

### **Utility Room**

4'11" x 6'11"

Space for fridge freezer. Edwardian clothes airer. Spot lighting. Radiator. Power points. Hardwood door leading to wc. uPVC stable style door leading to conservatory.

### **Downstairs WC**

5'7" x 2'11"

Fitted with a back to wall wc and a wash hand basin set over vanity unit with single taps. Radiator. Frosted uPVC window to side aspect. Gas meter in box unit.

### **Sun Room**

9'9" x 6'5"

With uPVC windows to all aspects. Slanted glass ceiling. Power points. uPVC door leading to garden.

### **Landing**

12'9" x 37'4" (to furthest measurement)

With impressive stained glass window to side aspect. Two radiators. Power points. Hardwood internal doors to all first floor rooms. Access to part boarded loft via loft hatch.

### **Bedroom 1**

14'8" x 11'7"

Double bedroom with feature fireplace with tiled hearth and surround. Walk-in bay uPVC window to front aspect. Vertical radiator. Power points.

### **Bedroom 2**

11'4" x 13'10"

Double bedroom with feature fireplace with tiled hearth and surround. Vertical radiator. uPVC window to side aspect. Power points.

### **Bedroom 3**

10'11" x 9'3"

Double bedroom with uPVC window to side aspect. Storage cupboard housing gas combi boiler. Stained glass windows on door. Radiator. Power points.

### **Bedroom 4**

8'1" x 9'10"

Double bedroom with uPVC window to side aspect. Radiator. Power points.



## **Bathroom**

7'8" x 7'6"

Fitted with a four piece suite comprising of panelled corner bath with tiled splashback, mixer tap and shower attachment, fully tiled corner shower cubicle, low level wc, and a wash hand basin set over vanity unit with mixer tap, tiled splashback, and oak worksurfaces either side. Electric shaver point. Spot lighting. Frosted window to side aspect.

## **Outdoor Workshop**

8'0" x 11'7"

Brick built, timber cladded workshop attached to the garage that is fitted with power and lighting and accessed via uPVC French doors to the front aspect.

## **Garage**

12'0" x 18'7"

Brick built, timber cladded detached garage fitted with base units with power and lighting and base units with work surfaces over. Electric roller garage door. Isolated consumer unit. Beamed ceilings.

## **Gardens**

The property benefits from a fully enclosed rear garden with hedges and fencing to the perimeter. The rear garden is part gravelled and part laid to lawn and features a variety of outdoor seating areas throughout. The rear garden can be accessed via timber gates found at the side of the property. The garden is also home to a variety of mature plants, trees, and shrubbery all of which add a plethora of life and colour to the garden.

## **Driveway**

Gravelled driveway providing off the road parking space for multiple large vehicles. EV charging point.

## **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 B.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

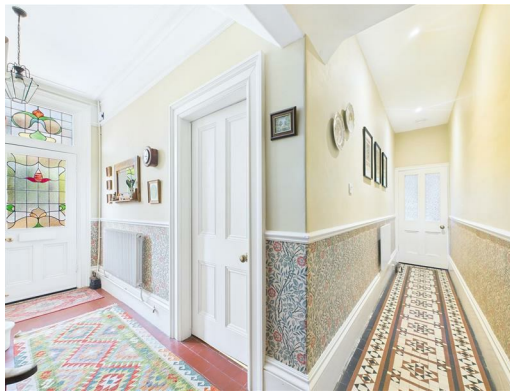
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1956.78 ft<sup>2</sup>

Reduced headroom

6.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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. Head straight across at the crossroad and you will find the property a short way along on your left hand side.

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

