



CHOICE PROPERTIES

Estate Agents

4 Priory Close,
Louth, LN11 9AS

O.I.R.O £245,000



Choice Properties are delighted to bring to the market this most superb three bedroom semi detached house in the thriving market town of Louth. This abundantly light and bright property is ideally situated, just a few minutes walk from shops and local amenities. The property further benefits from the generously sized kitchen/diner as well as the living room. The exterior of the property boasts a fully enclosed terraced garden with ample parking space and has the added bonus of a detached garage. This property even further benefits from being a few minutes walk to Louth Academy Upper School as well as St Michael's C of E Primary School. EARLY VIEWING IS HIGHLY ADVISED.

With the additional benefit of the uPVC double glazing throughout, this beautifully presented property and well proportioned internal living accommodation comprises:

uPVC Front Door

Leading to:

Entrance hall

7'3 x 13'5

Staircase to the first floor. Radiator. Laminate flooring.

Kitchen/Diner

19'6 x 9'4

Fitted with a range of modern wall and base units with complimentary worksurfaces over. Integral cooker. Four ring gas hob with extractor hood over. Space for fridge/freezer. Integrated slim line dishwasher. Plumbing for a washing machine. Wall mounted boiler. Partly tiled walls. Radiator. uPVC double glazed window. French double opening patio doors leading out to the garden.

Living room

11'9 x 15'0

Mantle piece with marble hearth. uPVC double glazed window. Radiator. Tv Aerial point.

Bedroom 1

11'8 x 12'2

Double bedroom. Radiator. uPVC double glazed window.

Bedroom 2

10'6 x 12'2

Double bedroom. Radiator. uPVC double glazed window.

Bedroom 3

7'6 x 7'3

Radiator. uPVC double glazed window.

Bathroom

8'6 x 6'7

Fitted with a four piece suite comprising panelled bath with mixer tap. Corner shower cubicle with electric shower over. Wash hand basin set into vanity unit. W.c. Tiled walls. Chrome heated towel rail.

Driveway

This property further benefits from a large driveway with space for multiple vehicles.

Garage

Detached garage with power and lighting.

Garden

To the rear of the property you will find an attractive and privately enclosed garden with timber fencing to the boundaries. The garden is split into three terraces and features plants, trees and shrubbery throughout. There is a paved patio seating area and wooden raised decking which are ideal for soaking up the sunshine or outdoor dining. There is also a laid to lawn section. A gate to the side of the property provides access to the front garden.

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

Viewings by appointment through Choice Properties, Louth, Tel 01507 860033

Opening Hours

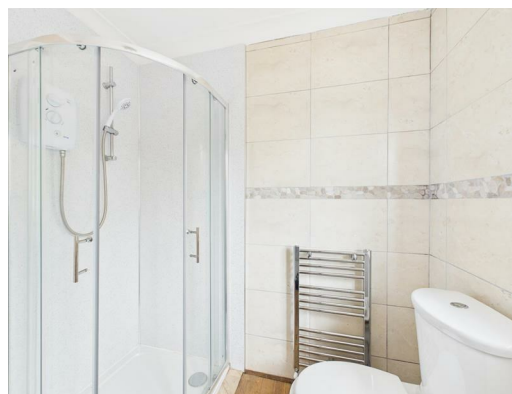
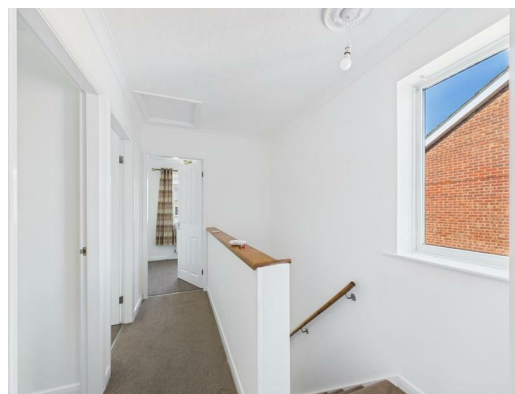
Monday to Friday 9.00 a.m to 5.00 p.m.

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

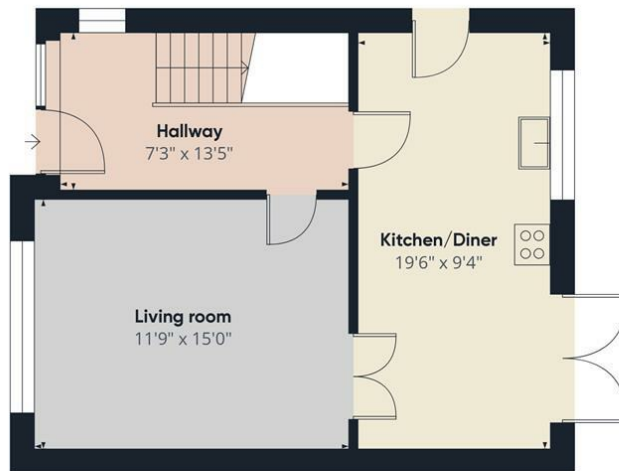
Making an offer

If you are interested in making an offer on this gorgeous 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 ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction for you.

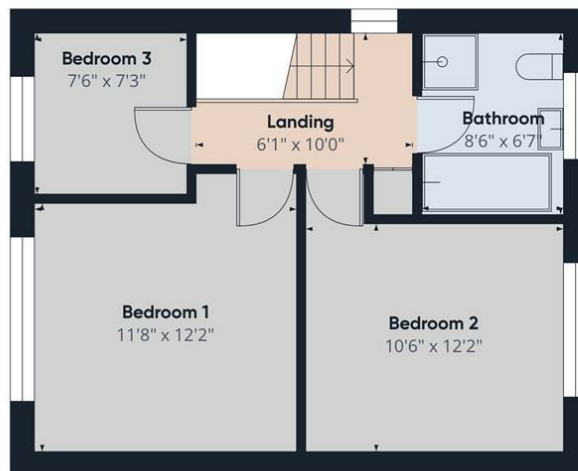
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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⁾
921.83 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 office, continue past the Market place onto Eastgate. Then take a right at the roundabout onto Church Street. Continue on this road past the bus station and take your third left onto Monks Dyke road. Then take your second left onto Priory Road, take your first right onto Priory close and the property is on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		60
(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	

