



CHOICE PROPERTIES

Estate Agents

Denby, 66 Tinkle Street,
Louth, LN11 8SZ

Price £375,000



Choice Properties are delighted to bring to the market this exquisite and expansive four bedroom (2 en-suite) detached bungalow, situated in the most sought after and peaceful village and just 6 miles from the thriving market town of Louth. This stunning bungalow further benefits from two reception rooms, extensive driveway and sits proudly upon attractive and generously sized gardens. Early viewing is highly advised!

Offering generously proportioned rooms throughout with the most desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

4'1" x 9'2"

With uPVC entrance door. Access to loft via loft hatch. Two Radiators. Power point. Telephone point. Double door storage cupboard housing the hot water tank and console for security alarm system with fitted shelving. Another built in storage cupboard. Spot lighting to the ceiling. Wall mounted thermostat controls.

Kitchen

15'9" x 11'5"

Fitted with wall and base unit with complimentary worksurfaces over. Island unit fitted with storage with an over hang providing a breakfast bar area. One and a half bowl ceramic sink with mixer tap and drainer. Space for large range cooker. Large uPVC window to the side aspect. Consumer unit. Space for American style fridge freezer. Plumbing for dish washer. Oak effect flooring. Pull out larder unit. Part tiled walls. Spot lighting to the ceiling. Opening to dining room. Opening to utility.

Dining room

9'11" x 14'3"

With uPVC French door leading to the garden. Radiator. Space for large dining room table. Power points. Oak effect flooring.

Utility room

5'11" x 7'4"

With external uPVC door leading to driveway. Worcester gas combination boiler. Tiled flooring. Access to loft via loft hatch. Plumbing for washing machine. Space for a tumble dryer. Door to bedroom 3.

Living room

12'2" x 23'7"

With large bow uPVC window to fronts aspect. Gas fireplace with marble hearth and surround. Radiator. Two TV Aerial points. Power points. Large uPVC window to side aspect.

Bedroom 1

15'9" x 10'9"

Remarkably spacious double bedroom fitted with a large uPVC window to the rear aspect. Radiator. Power points. Tv Aerial point. Door to en-suite.

En-suite Shower room

5'6" x 5'8"

Fitted with a three piece suite comprising of corner electric shower cubicle. Wash hand basin set over vanity unit with mixer tap and tiled splashback. Push flush w.c. Chrome heated towel rail. Wall mounted storage cabinet with vanity mirror over and back lit led lighting. Extractor uPVC window to the front aspect.

Bedroom 2

8'9" x 14'2"

Remarkably spacious double bedroom fitted with a large uPVC window to the rear aspect. Radiator. Power points. Tv aerial point. Door to en-suite.

En-suite Shower room

5'10" x 5'11"

Fitted with a three piece suite comprising of corner electric shower cubicle. Wash hand basin set over vanity unit with mixer tap and tiled splashback. Push flush w.c. Chrome heated towel rail. Fully tiled walls. Mirror with back lit led lighting. Extractor. uPVC window to front aspect.

Bedroom 3

12'3" x 8'10"

Double bedroom with a built in storage cupboard used as a wardrobe. Radiator. Power points. uPVC window to rear aspect.

Bedroom 4/Office

7'10" x 8'3"

Single bedroom currently used as an office with a radiator. Telephone point. Power points and a large uPVC window to the side aspect.

Bathroom

5'8" x 13'3"

Fitted with a three piece suite comprising of shower cubicle with fully tiled walls. Panelled bath with mixer tap and shower attachment. Wash hand basin set over vanity unit. Push flush wc. Wall and base storage units. Tiled flooring. Extractor. Chrome heated towel rail. Frosted uPVC window to front aspect. Spot lighting to the ceiling.

Driveway

Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Garden

The property is surrounded by attractive and generously sized gardens. The front garden is laid to lawn and features an abundance of colourful and established plants, trees and shrubbery throughout. To the rear of the bungalow you will find a privately enclosed garden, enclosed with timber fencing to the boundaries with hedging to the borders. The rear garden is neatly laid to lawn and also features a useful timber storage shed. A footpath to the side of the bungalow provides access to the front.

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 C.

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.

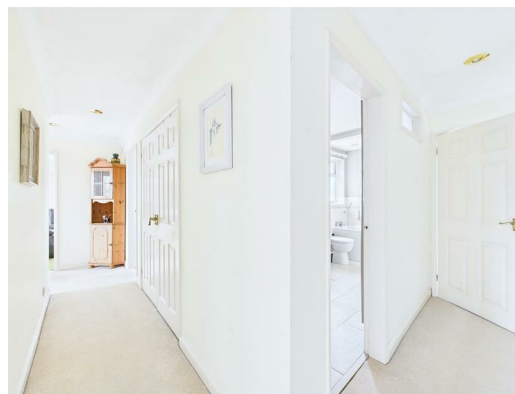
Viewing arrangements

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.

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^m
1405 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

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn left onto Tinkle Street. Continue on Tinkle Street and number 66 can be found on your left 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		83	(92 plus) A		
(81-91) B			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

