



# CHOICE PROPERTIES

## *Estate Agents*

21 Kedlington Crescent,  
Louth, LN11 0AP

Price £165,000



Choice Properties are delighted to bring to the market this spacious and beautifully maintained three bedroom semi detached house. To the exterior of the property is a generously sized garden with a large cabin that has been fully insulated and with electrics lending itself to multiple uses. This lovely family home further benefits from two parking spaces to the front and is being offered with no onward chain. Early viewing is advised!

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

### **Hallway**

7'3 x 4'2

With staircase to the first floor, door to:-

### **Kitchen/Diner**

8'11 x 14'1

Fitted with a range of wall and base units with complimentary worksurfaces over, space for range cooker with featured extractor hood over, space for fridge/freezer, partly tiled walls, inset spot lights to the ceiling, wall mounted combination boiler, uPVC double glazed window, pedestrian door to the rear aspect leading into the garden.

### **Living Room**

13'10 x 13'11

Spacious reception room, uPVC double glazed window to the front aspect, radiator, TV aerial point.

### **Utility/W.C**

3'11 x 2'7

Fitted with a two piece suite comprising wash hand basin and w.c., plumbing for a washing machine, uPVC double glazed window.

### **Bedroom 1**

13'11 x 10'1

Double bedroom, uPVC double glazed window, Radiator.

### **Bedroom 2**

8'11 x 9'0

Double bedroom, uPVC double glazed window, Radiator.

### **Bedroom 3**

8'10 x 6'8

Single bedroom, Radiator, uPVC double glazed window.

### **Bathroom**

5'1 x 7'9

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, w.c., tiled walls.

### **Driveway**

Paved Driveway. Space for two vehicles.

### **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. There is a spacious paved patio seating area which is ideal for entertaining guests or relaxing in the sunshine. The rest of the garden is neatly laid with artificial grass. There is a spacious wooden cabin which has been fully insulated with electrics and also a timber storage shed, also benefitting from electrics.

### **Tenure**

Freehold.

### **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.

### **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 A.

### **Viewing arrangements**

Viewing by appointment through Choice Properties Louth on 01507 860033.

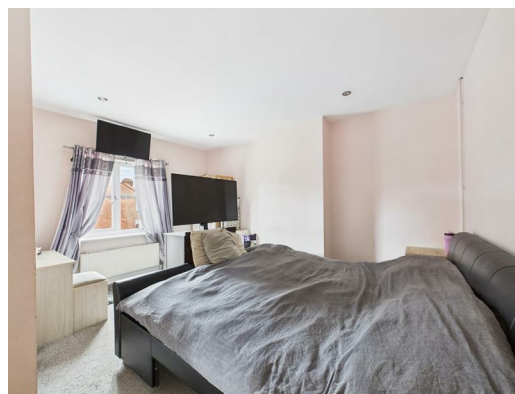
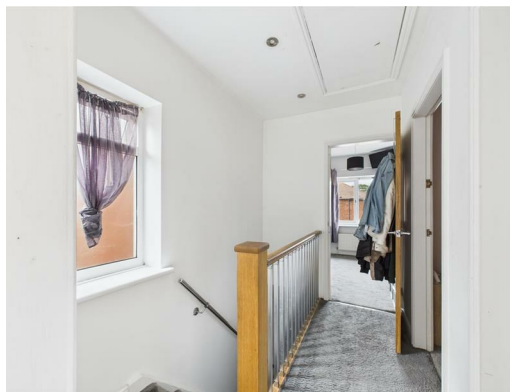
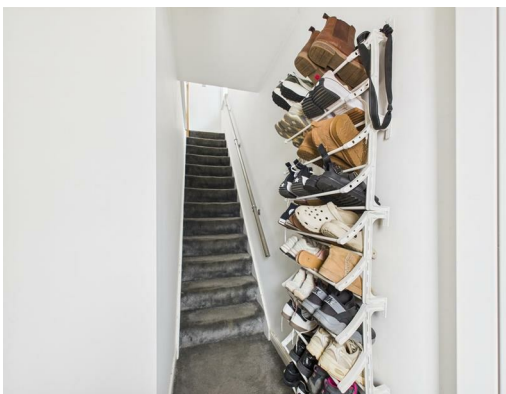
### **Opening hours**

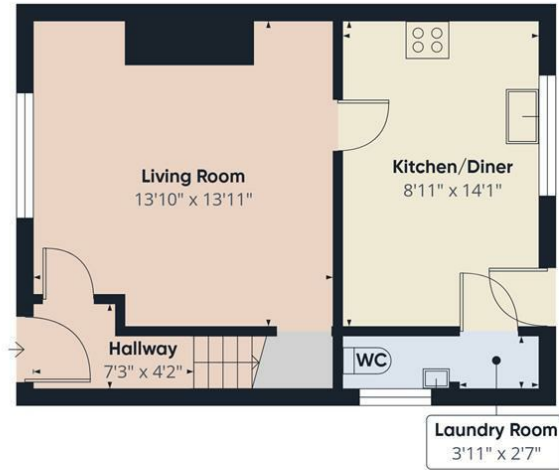
Monday to Friday 9.00 a.m to 5.00 p.m.

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.







Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
742 ft<sup>2</sup>

(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.

**GIRAFFE360**

# Directions

Enter postcode into Satnav/maps to get the exact location.

