



CHOICE PROPERTIES

Estate Agents

9 Station Approach,
Louth, LN11 0PS

Price £229,950



Choice properties are delighted to bring to the market this stunning and immaculately presented three bedroom semi-detached house, situated in the most sought after location, just a short walk from Louth's thriving town centre and local amenities. This superb family home additionally benefits from both driveway with detached garage and sits proudly upon a beautifully maintained and privately enclosed garden. Early viewing is highly advised!

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

Composite Double Glazed Door

Leading to:-

Hallway

11'7 x 5'10

With staircase to the first floor. Radiator. Wall mounted thermostat controls.

Kitchen/Dining Room

9'8 x 17'10

Fitted with a stylish range of wall and base units with complimentary worksurfaces over. Integrated electric oven. Five ring gas hob with featured stainless steel extractor hood over. One and a half bowl stainless steel sink unit with drainer and mixer tap. Space for fridge/freezer. Plumbing for a washing machine and slim line dishwasher. Inset spot lights to the ceiling. Wall mounted combination boiler. uPVC double glazed window. uPVC double glazed French patio doors leading out into the garden.

Reception room

14'8 x 11'8

With dual aspect windows creating a light and airy ambience throughout. TV Aerial point. Telephone point.

Bedroom 1

13'2 x 9'10

Double bedroom. Built in wardrobes. Radiator. uPVC double glazed window.

Bedroom 2

11'1 x 9'5

Double bedroom. Radiator. uPVC double glazed window.

Bedroom 3/Office

7'0 x 8'1

Single bedroom. Radiator. uPVC double glazed window.

Bathroom

7'11 x 6'8

Fitted with a modern three piece suite comprising panelled L-shaped bath with mains shower over. Pedestal wash hand basin with single taps. Dual flush w.c. Tiled walls. Extractor Fan. Inset spot lights to the ceiling. Heated towel rail. uPVC double glazed window.

Driveway

Paved driveway providing off road parking.

Garage

Single detached garage. Power and lighting. Pedestrian door to the side aspect.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is partly laid to lawn and features a variety of plants, trees and shrubbery to the borders. There is also a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining. A timber gate 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 B.

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.

Viewing Arrangements

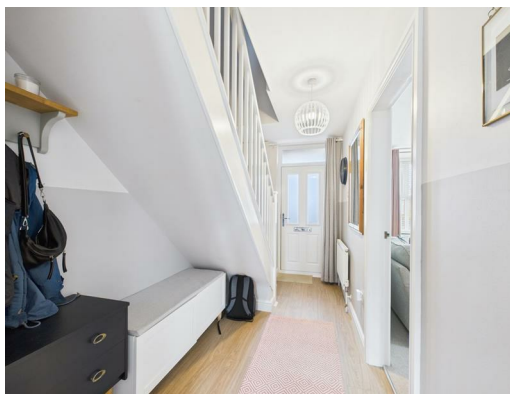
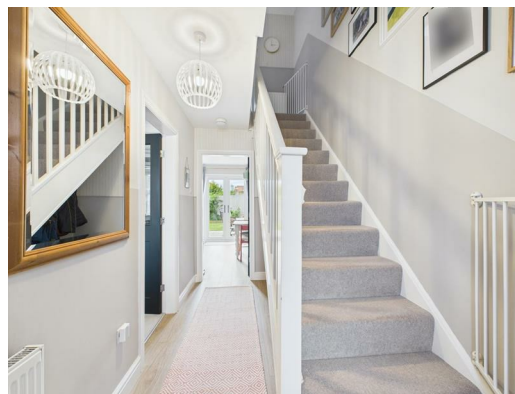
Viewings by appointment through Choice Properties, Louth, Tel 01507 860033

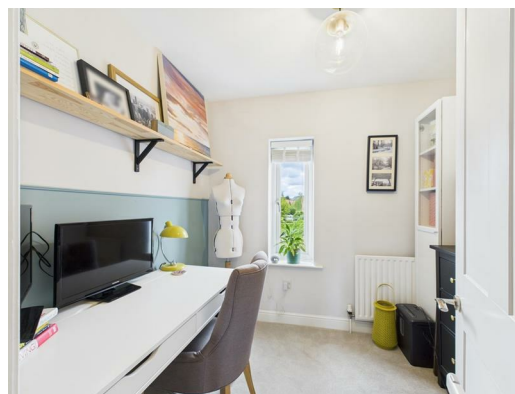
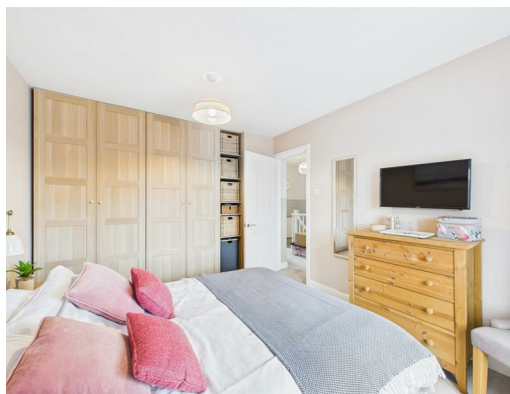
Opening Hours

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

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

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.

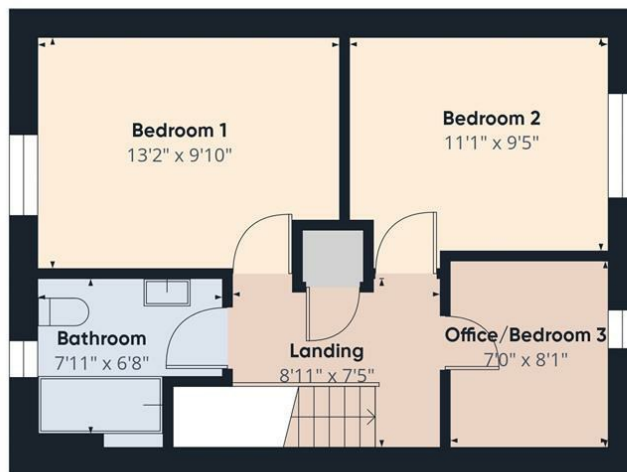








Floor 0



Floor 1

Approximate total area⁽¹⁾
835 ft²

Reduced headroom
13 ft²

(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

From our Louth office head east onto Eastgate and continue until you reach a mini roundabout where you continue straight on, then at the mini roundabout immediately after turn left onto Ramsgate. Continue until the next mini roundabout where you turn right and the immediately left onto Station Approach. The property can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
(1-20) G					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

