



CHOICE PROPERTIES

Estate Agents

34 Kenwick Road,
Louth, LN11 8EG

Price £290,000



Choice Properties are delighted to bring to market this beautiful four bedroom semi detached property located on Kenwick Road situated in the thriving market town of Louth. The generously proportioned property is abundantly light and airy and internally features a kitchen, living room, dining room, sun room, family bathroom, and four bedrooms. To the exterior, the property boasts a fully enclosed garden, a spacious driveway and a fully insulated garage. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and large double glazed windows throughout, the well presented and abundantly bright internal living accommodation comprises:-

Entrance Hall

2'11 x 5'11

With hardwood entrance door surrounded by frosted windows. Hardwood door leading to hallway. Tiled flooring.

Hallway

13'4 x 5'11

Staircase leading to first floor landing. Under stairs storage cupboard. Impressive tiled flooring. Hardwood internal doors to all ground floor rooms.

Living Room

12'4 x 13'9

With large bow window to front aspect. Large brick built fireplace. Radiator. Power points. Double glazed window to side aspect. Fitted bookcase. Telephone point.

Kitchen

18'6 x 8'8

Fitted with wall and base units with work surfaces over. Four ring gas hob with extractor hood and tiled splashback. One and a half bowl stainless steel sink with mixer tap and drainer. Dual aspect double glazed windows. Integral dishwasher. Twin integral oven. Space for fridge freezer. Worcester gas boiler. Plumbing for washing machine. Tiled flooring. Part tiled walls. Consumer unit. uPVC door leading to garden. Power points. Thermostat.

Dining Room

14'1 x 11'2

With large feature fireplace with tiled hearth and surround. Fitted shelving and storage units. Radiator. Power points. uPVC sliding door to conservatory.

Conservatory

8'6 x 10'3

With windows to all aspects and timber walls. Double opening doors leading to garden. Power points.

Landing

9'10 x 6'10

Internal hardwood doors to all first floor rooms. Access to partially boarded and insulated loft via loft hatch with loft ladder. Thermostat.

Bedroom 1

12'5 x 9'9

Double bedroom with window to front aspect. Radiator. Power points. Fitted wardrobe.

Bedroom 2

14'1 x 11'4

Double bedroom with window to rear aspect. Pedestal wash hand basin with single taps. Radiators. Power points.

Bedroom 3

11'10 x 8'7

With a fitted bookcase. Radiator. Power points. uPVC window to front aspect.

Bedroom 4

12'5 x 8'2

Double bedroom. Radiator. Power points. uPVC to rear aspect.

Bathroom

6'3 x 8'6

Fitted with a three piece suite comprising of panelled bath with single taps, wash and basin set over vanity unit, and a low level flush wc. Frosted uPVC window to side aspect. Storage cupboard housing hot water tank with fitted shelving. Part tiled walls. Radiator.

Garden

To the rear of the property is a fully enclosed laid to lawn garden with fencing to the perimeter. The garden features a variety of mature plants trees and shrubs which flood the garden with life and colour. The garden also benefits from a paved patio area which provide an ideal place for outdoor seating. There is also a pedestrian access gate which allow the garden to be directly accessed from the driveway. The garden is also home to a timber built garden shed.

Garage

Found adjacent to the property is a timber garage with pitched roof.

Driveway

The property benefits from a part paved part gravelled driveway which provides off the road parking space for several vehicles.

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

By appointment through Choice Properties on 01507 860033.

Opening Hours

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

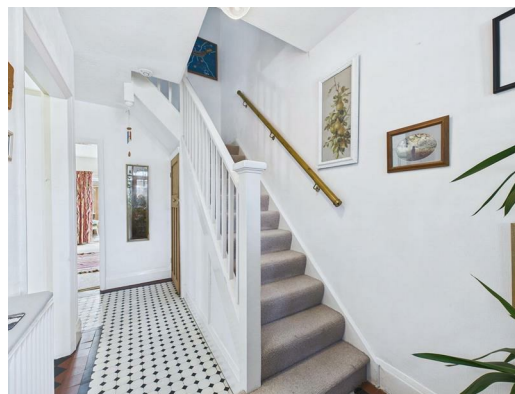
Saturday 9.00 a.m. to 3.00 p.m.

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



Floor 1

Approximate total area⁽¹⁾
1288 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From St James's Church head South along Upgate and turn left once you hit the crossroads at the traffic lights onto Newmarket. Continue on this road for a little over 1km and you will find the property on your right 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			(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		

