



# CHOICE PROPERTIES

## *Estate Agents*

33 Graye Drive,  
Louth, LN11 8YJ

Price £270,000



Choice Properties are delighted to bring to the market this spacious three bedroom (1 en-suite) detached house, located in the most sought after location and presented to an immaculate standard throughout. This beautiful family home further benefits from spacious kitchen/diner, two reception rooms and has a privately enclosed garden to the rear. Early viewing is advised!

Offering generously proportioned rooms throughout with an exceptional layout, the abundantly light and beautifully presented accommodation comprises:-

### **Hallway**

5'2" x 6'4"

Staircase to the first door with under stairs storage cupboard, wood effect Karndean flooring, telephone point.

### **Reception room**

12'10" x 11'8"

Abundantly light reception room with uPVC dual aspect double glazed windows to the front and side aspects, gas fire set into marble effect surround with wooden mantle, TV Aerial point.

### **Kitchen/Dining room**

22'1" x 13'10"

Fitted with a range of modern wall and base units with complimentary worksurfaces over, one and a half bowl composite sink unit with drainer and mixer tap, integrated cooker, four ring gas hob with featured extractor over, integrated dishwasher, inset spot lights to the ceiling, partly tiled walls, wood effect Karndean flooring, ample space for a dining table, uPVC double glazed dual aspect windows, door to:-

### **Utility room**

5'10" x 4'11"

Fitted with wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, partly tiled walls, pedestrian door to the side aspect, extractor fan.

### **Sun room**

8'10" x 9'10"

With polycarbonate pitched roof, uPVC double glazed windows to three aspects, wood effect Karndean flooring, uPVC double glazed French patio doors leading into the kitchen, patio door to the rear aspect leading into the garden, radiator.

### **Landing**

6'4" x 10'4"

Built in airing cupboard housing the wall mounted combination boiler, loft access with pull down ladder.

### **Bedroom 1**

12'10" x 8'10"

Remarkably spacious double bedroom, uPVC double glazed dual aspect windows, TV Aerial point, door to:-

### **En-suite Shower room**

2'10" x 6'7"

Fitted with a modern three piece suite comprising shower cubicle with shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., uPVC double glazed window, extractor fan, chrome heated towel rail.

### **Bedroom 2**

8'7" x 13'4"

Spacious double bedroom, uPVC double glazed window to the front aspect, wall to wall fitted wardrobes with featured sliding doors.

### **Bedroom 3**

10'6" x 8'6"

Spacious double bedroom, uPVC double glazed window to the rear aspect, TV aerial point, radiator.

## **Bathroom**

5'10" x 4'10"

Fitted with a three piece suite comprising panelled bath with mains Waterfall shower over, pedestal wash hand basin with mixer tap, dual flush w.c., chrome heated towel rail, tiled walls, uPVC double glazed window.

## **W.c.**

2'9" x 6'1"

Fitted with a two piece suite comprising wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled splash backs, uPVC double glazed window.

## **Driveway**

Paved driveway providing off road parking.

## **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The rear garden is neatly laid to lawn and features an abundance of colourful plants, trees and shrubbery throughout. There is a paved patio seating area located outside the sun room which is perfect for relaxing in the sunshine or dining alfresco. At the bottom of the garden is a composite decked area, creating a second seating space. A gate to the side of the property 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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

## **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.

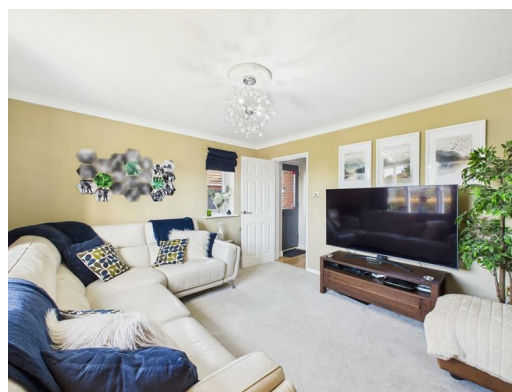
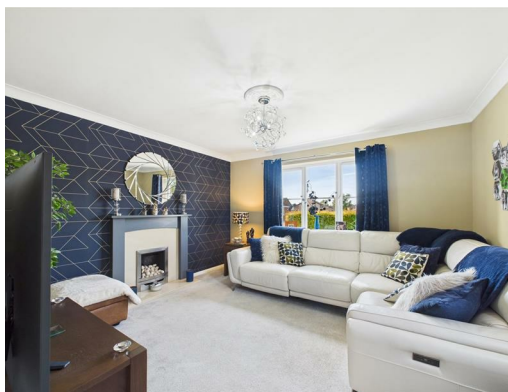
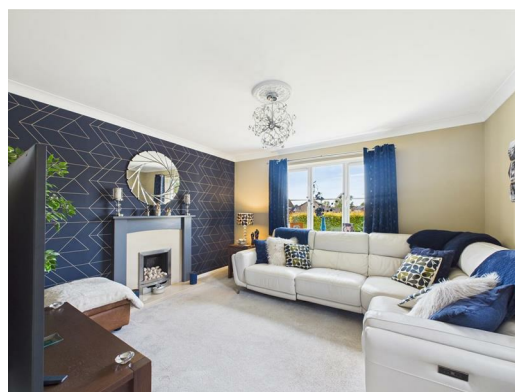
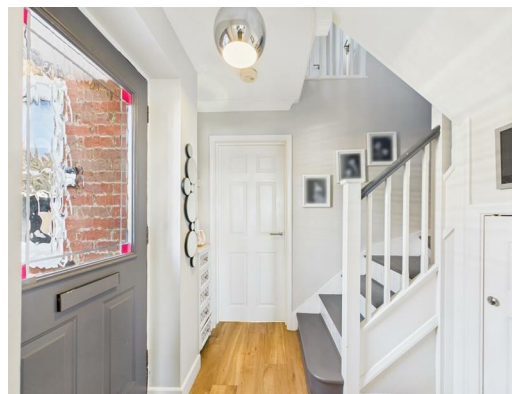
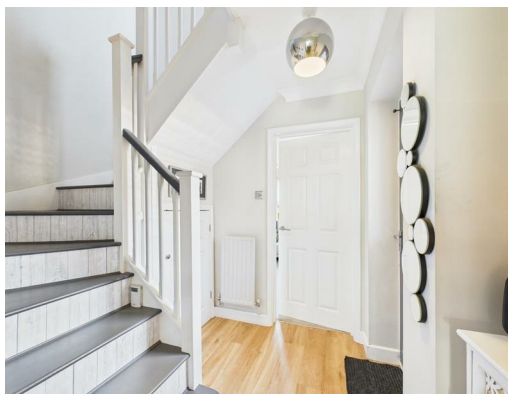
## **Viewing arrangements**

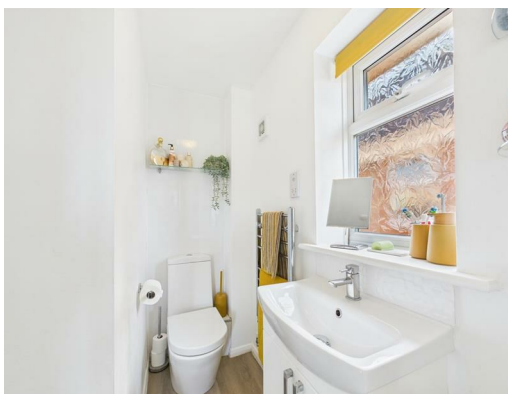
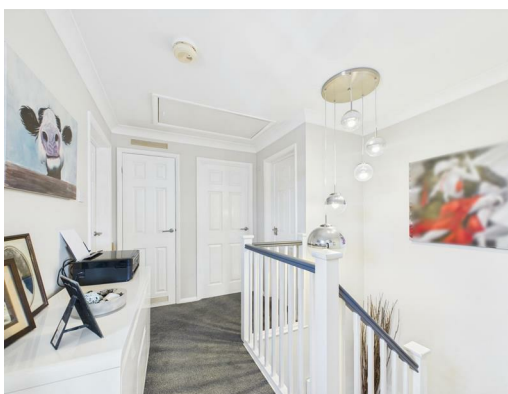
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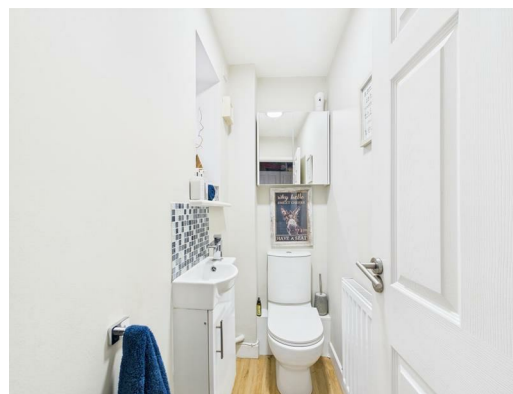
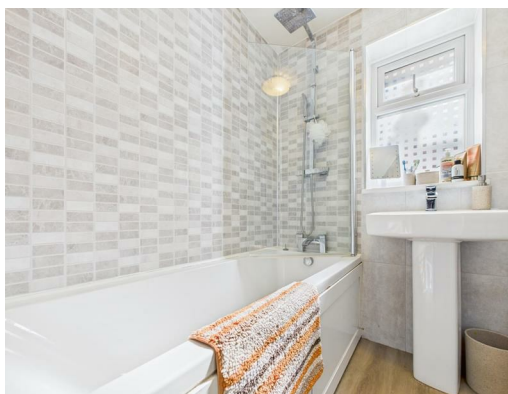
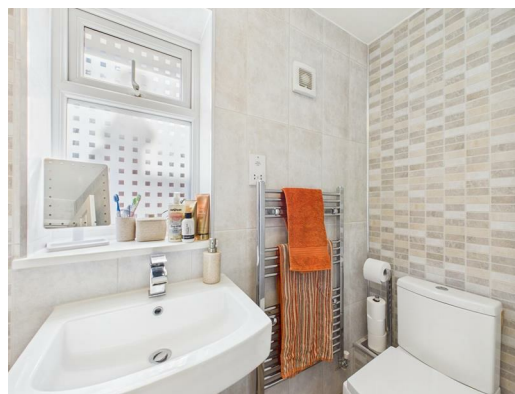
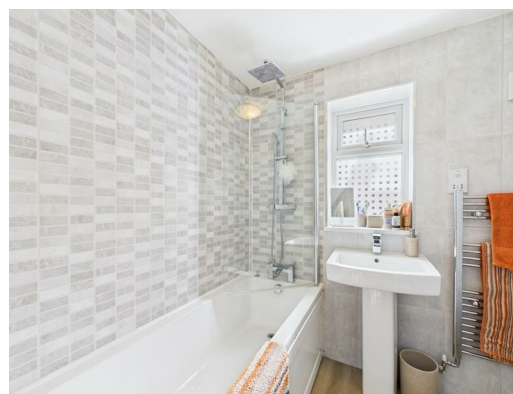
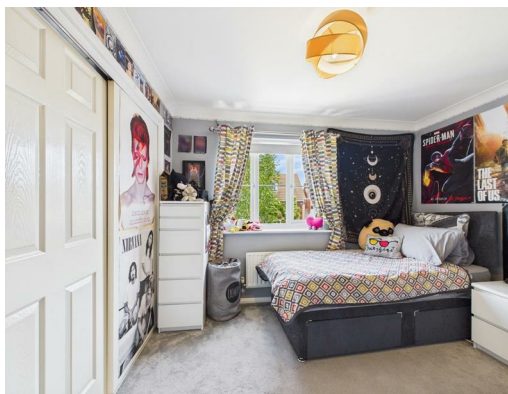
## **Opening hours**

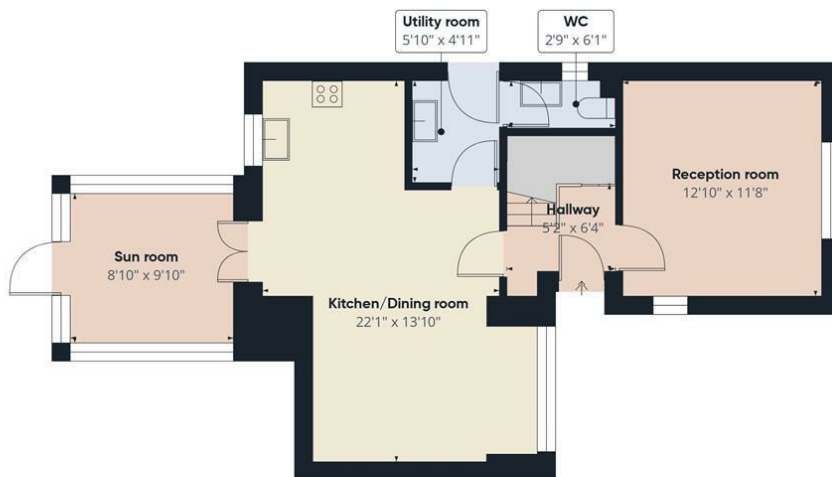
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

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>(1)</sup>**  
1129 ft<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>

(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 office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and then turn left onto Eresbie road. Follow this road round and then take your first left onto Graye Drive. Number 33 can be found on your left hand side.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

