



# CHOICE PROPERTIES

## *Estate Agents*

1 Little Lane,  
Louth, LN11 9DT

Reduced To £160,000



It is a pleasure for Choice Properties to bring to the market this two bedroom semi-detached bungalow, ideally positioned just a short distance from the thriving market town of Louth and all the local amenities. This chain free bungalow further benefits from spacious driveway and a private enclosed garden to the rear. Viewing is most highly advised!

With the added benefit of gas central heating and uPVC double glazed windows, the well laid out accommodation comprises:-

### **Entrance Hall**

With UVPC entrance door. Access to loft via loft hatch. Radiator. Power points. Telephone point. Fuse box.

### **Lounge**

Gas fire set into feature fireplace setting. Radiator. Power points. Tv aerial point. Large UVPC window to front aspect.

### **Kitchen**

Fitted with wall and base units with works surfaces over. One bowl stainless steel sink with mixer tap and drainer. Space for range cooker. Two spaces for under surface fridge and freezer. Plumbing for washing machine. Power points. UVPC window to side aspect. Door to:-

### **Airing cupboard/storage**

With fitted shelving. Gas boiler and hot water tank.

### **Bedroom 1**

Double bedroom. Radiator. Power points. Large UVPC window to rear aspect.

### **Bedroom 2**

Radiator. Power points. UVPC window to front aspect.

### **Shower room**

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and push flush w.c. Part tiled walls. Large UVPC window to side aspect. Radiator

### **Driveway**

Generously sized driveway providing off road parking for several vehicles.

### **Garden**

To the rear of the property is a low maintenance gravelled driveway which is enclosed with fencing to the boundaries. A useful timber shed is also included in the sale.

### **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 A

### **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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**

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.









Approximate total area<sup>(1)</sup>  
530.99 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 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 our Louth office head east along Eastgate. Once you reach the mini-roundabout take the second exit onto Church Street. Continue up Church Street for 200m then turn left onto Monks Dyke Road then immediately right onto Little Lane. Number 1 can be found on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

