



CHOICE PROPERTIES

Estate Agents

5 Taylors Garden,
Louth, LN11 9DP

Price £249,950



Choice Properties are delighted to offer a rare opportunity to purchase this executive two bedroom semi-detached bungalow, situated in the most sought after and peaceful and private development. This stunning property further benefits from modern kitchen/diner, spacious reception room and sits proudly upon an attractive and privately enclosed garden. Early viewing is highly advised!

With the additional benefit of gas central heating, uPVC double glazing, and underfloor heating throughout, the generously sized and beautifully presented internal living accommodation comprises:-

Entrance Hall

5'8 x 9'1

With a composite entrance door with uPVC windows either side. Two fitted storage cupboards with one housing the consumer unit and the other housing the controls and mechanism for the under floor heating system and fitted shelving. Power points. Telephone point. Internal door leading to:-

Hallway

14'2 x 3'10

Internal doors to all rooms. Access to fully boarded and insulated loft space which houses the gas combi boiler via loft hatch with pull down loft ladder. Thermostat.

Living Room

15'1 x 10'0

With uPVC French doors leading to garden. uPVC windows to rear aspect. Power points. Two TV aerial points. Telephone point. Thermostat.

Kitchen

13'11 x 14'2

Fitted with wall and base units with complimentary work surfaces over. Single bowl ceramic sink with chrome mixer tap and drainer. Four ring electric hob with splashback and extractor hood over. Integral oven. Integral washing machine/dryer. Integral microwave. Integral 50/50 fridge freezer. Two Velux windows to ceiling. Power points. Two uPVC windows to rear aspect. Tv aerial point. uPVC external door leading to garden. Thermostat.

Bedroom 1

9'3 x 10'2

Double bedroom with large uPVC window to front aspect. Two built in double door wardrobes. Power points. Thermostat. TV aerial point.

Bedroom 2

9'7 x 9'6

Double bedroom with uPVC window to front aspect. Power points. Thermostat. TV aerial point.

Bathroom

7'0 x 10'3

Fitted with a four piece suite comprising of panelled bath with chrome mixer tap and shower attachment, shower cubicle with traditional and rainfall shower attachment, back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Part tiled walls. Inset spot lighting. Chrome heated towel rail. Frosted uPVC window to side aspect. Extractor.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid with gravel and paving for ease of maintenance and features an abundance of established plants, trees and shrubbery to the borders. There is a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining and also has the added advantage of patio heater. The garden also features a useful timber storage shed, new outdoor lighting, power sockets and water tap. A gate to the side of the bungalow provides access to the front.

Parking

The property benefits from assigned parking spaces for two vehicles found to the front of the property

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 F.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

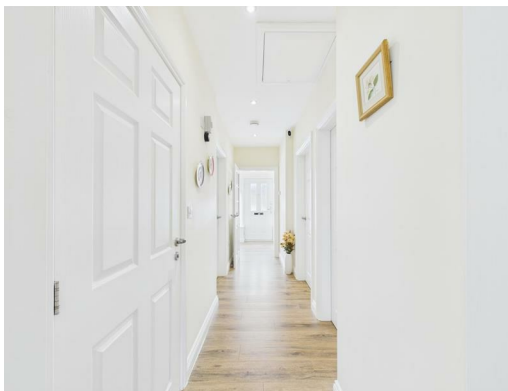
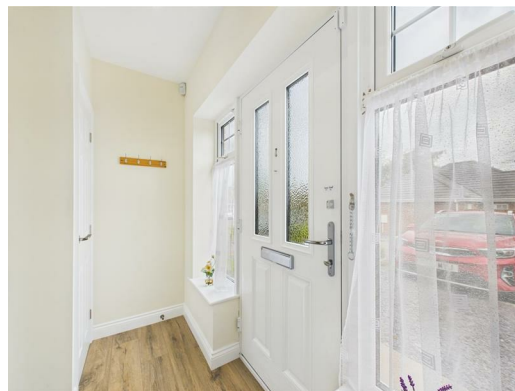
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

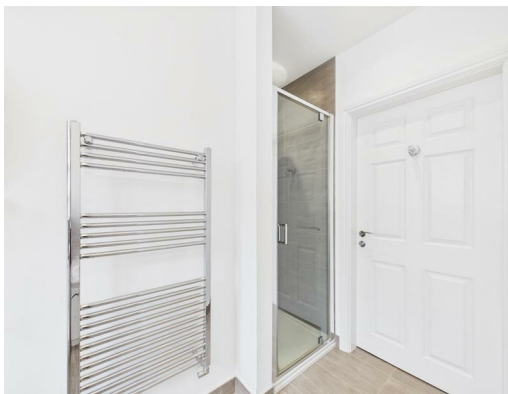
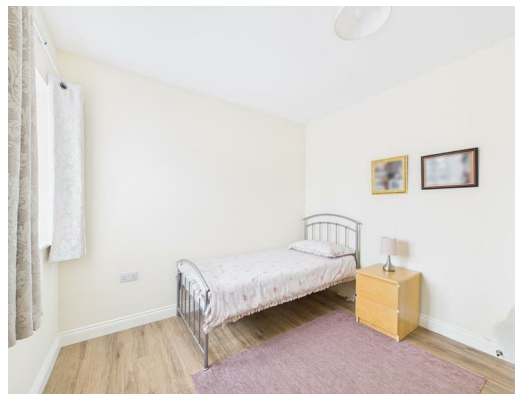
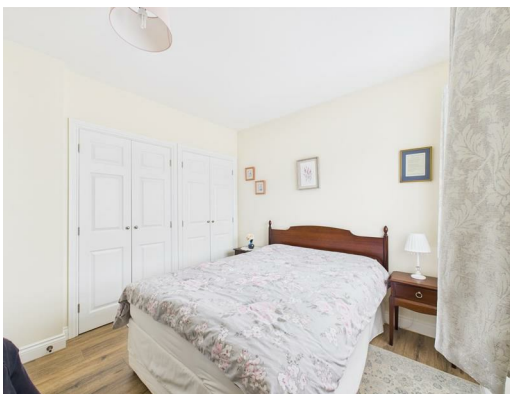
Making An Offer

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.









Approximate total area^m
674 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 are based on RICS IPMS 3C standard.

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Directions

From St James Church head south along Upgate then at the crossroad turn left onto Newmarket. Continue on this road for 900m then turn left onto Stewton Lane. Continue on this road for 400m then turn left onto Spire View Road. Take you second left onto Taylor Gardens then take your first left down a cul-de-sac 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		89	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

