



CHOICE PROPERTIES

Estate Agents

2 Ticklepenny Walk,
Louth, LN11 0GG

Price £495,000



Choice Properties are delighted to bring to the market this stunning and expansive four/five bedroom bespoke family home which has undergone extensive refurbishments by the current Sellers to an immaculate standard. Boasting the most desirable kitchen/diner, two reception rooms and three bathrooms, this property is not one to be missed! The property is tucked away in the most peaceful and sought after location, on attractive gardens and provides parking for several vehicles. Early viewing is highly advised!

Offering generously proportioned rooms throughout and designed with a high specification finish, the abundantly bright and well laid out accommodation comprises:-

Note

Please note the property has the added benefit of underfloor heating throughout.

Hallway

Entrance via large features composite door. Marble effect tiled flooring. Staircase leading to first floor landing. Under stairs storage. Feature doors to all ground floor rooms. Inset Spot lighting to the ceiling. Power points.

Kitchen/Dining room

Fitted with a range of modern and stylish wall and base units with complimentary work surfaces over. One and a half bowl brass inset sink with brass mixer tap and drainer. Featured central Island with base and drawer units with over hang providing breakfast bar as well as a 5 ring induction hob with extractor inset in ceiling above. Twin integral oven. Integrated fridge freezer. Integrated dishwasher. Integrated wine cooler. Space for dining room table. Dual aspect uPVC windows. Uvpc bi-fold doors leading to garden. Door to rear hallway. Power points. Tv aerial point. Inset spot lights to the ceiling.

Reception room

Bay uPVC window to front aspect creating a light and airy atmosphere throughout. Feature electric fireplace and Inset for flat screen television. Radiator. Power points. Tv aerial points. Ethernet point. Inset spot lights to the ceiling. French patio doors leading to garden.

Sitting room/Bedroom 5

uPVC bi-fold doors leading to the driveway. Vertical flat panel radiator. Power points. Tv aerial point. Inset spot lights to the ceiling. Door to:-

Ground floor shower room

Fitted with a stylish three piece suite comprising of walk in rainfall shower, wash hand basin set over vanity unit with mixer tap, and a dual flush w.c. Fully tiled marble effect walls and flooring. Inset spot lights to the ceiling. Extractor. uPVC window to rear aspect. Access to loft via loft hatch.

Rear Lobby

With uPVC external door leading to garden. Fitted storage cupboards. Plumbing for washing machine. Space for dryer. Inset spot lights to the ceiling. Power points.

W.c.

With dual flush w.c. Fully tiled walls and flooring. Extractor. Spot lighting.

Landing

Access to loft via loft hatch. Feature internal doors to all first floor rooms. Feature vertical flat panel radiator. Inset spot lights to the ceiling.

Bedroom 1

Upvc window to side aspect. Radiator. Power points. Tv aerial point. Ethernet point. Dressing area with space for dressing table and wardrobe. Door to Jack and Jill bathroom

Bedroom 2

Double bedroom. Radiator. Power points. Tv aerial point. Ethernet points. Inset spot lights to the ceiling, Upvc window to rear aspect.

Bedroom 3

Double bedroom. Radiator. Power points with USB adaptability. Door to Jack and Jill bathroom. Inset Spotlighting. Upvc window to front aspect.

Bedroom 4

Double bedroom. Radiator. Power points. Inset spot lights to the ceiling. Upvc to front aspect. Tv aerial point. Ethernet point.

Jack & Jill Bathroom

Fitted with a modern three piece suite comprising of double ended bath with brass mixer tap and shower attachment, large floating wash hand basin with brass mixer tap, and dual flush w.c. Fully tiled walls and flooring. Twin heated towel rails. Extractor. Spot lighting to the ceiling. Power points. Ethernet point. TV Aerial point.

Jack & Jill Shower room

Fitted with a three piece suite comprising of walk-in rainfall shower, large floating wash hand basin with brass mixer tap and a push flush w.c. Twin heated towel rails. Fully tiled walls and flooring. Spot lighting to the ceiling. Infrared touch backlit mirror. Extractor.

Driveway

Gravelled driveway providing off road parking for multiple vehicles, privately enclosed with large double opening timber gates to the front aspect.

Gardens

The property stands proudly upon attractive gardens and is privately enclosed with timber fencing to the boundaries. There is a spacious and stylish, newly paved patio seating area, ideal for outdoor entertaining with guests or simply soaking up the sunshine. There is also a neatly laid to lawn section and further separate enclosed paved garden, lending itself to numerous uses, whether you want more private seating space or a place for the pets. There is also an EV charging point.

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 E.

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.

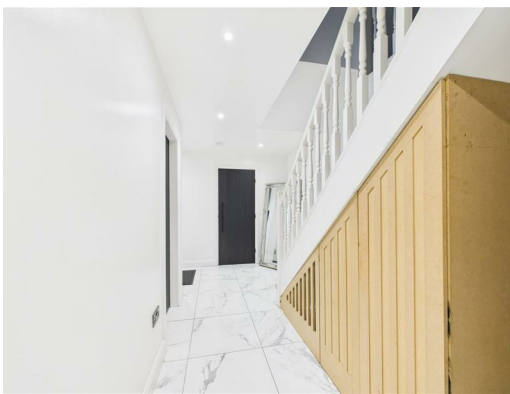
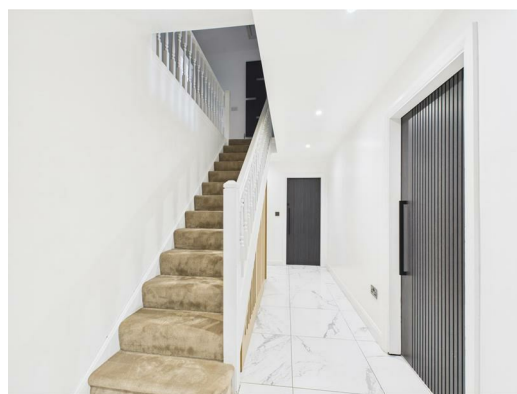
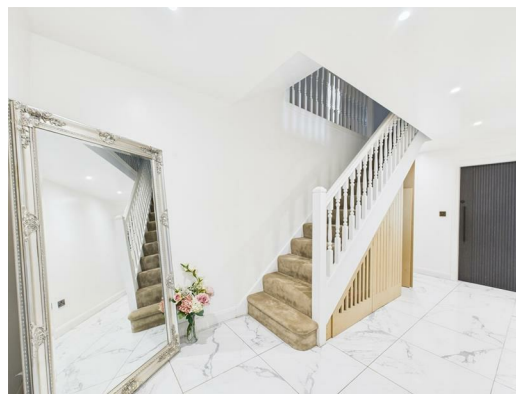
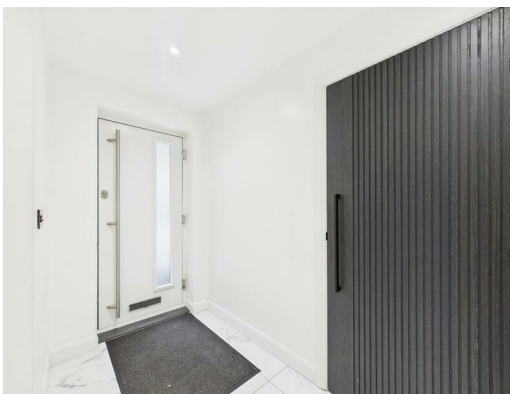
Viewing arrangements

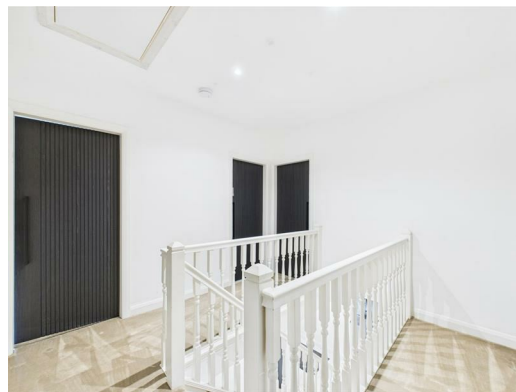
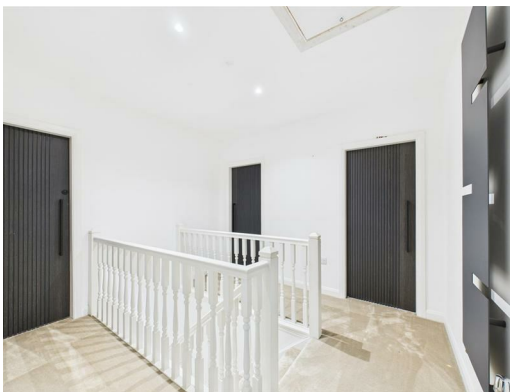
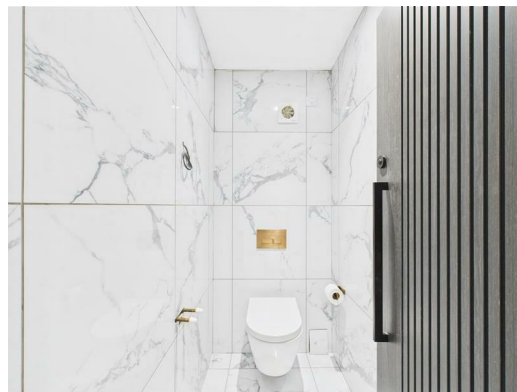
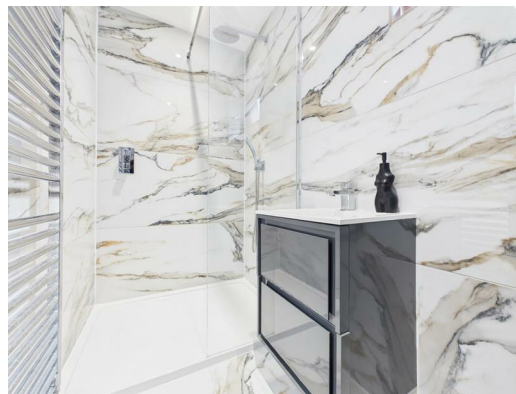
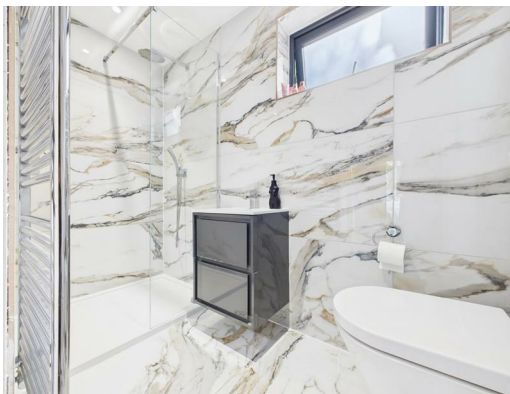
Viewing by appointment through Choice Properties Louth on 01507 860033.

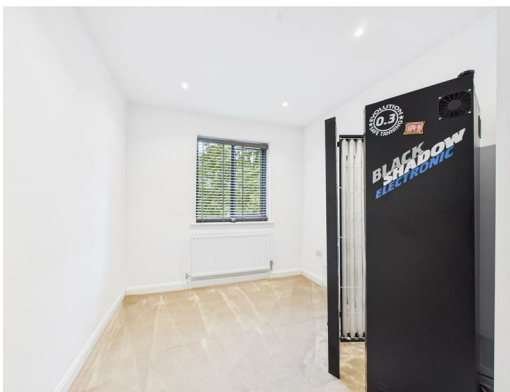
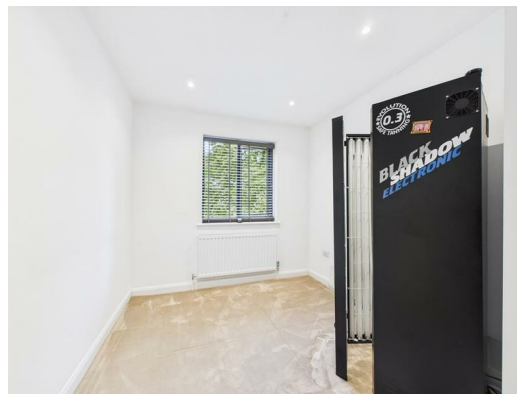
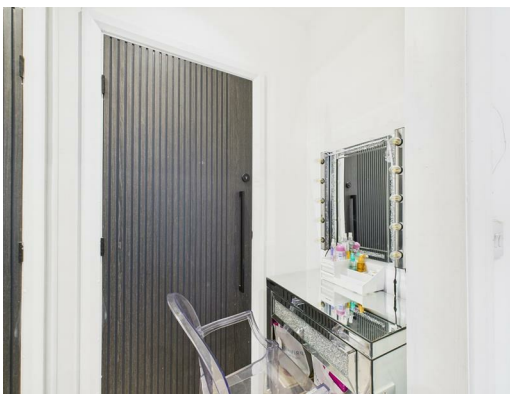
Opening hours

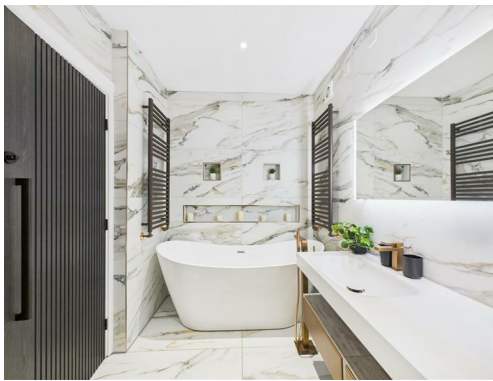
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.













Floor 0



Floor 1

Approximate total area⁽¹⁾
1526.63 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

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Then turn right onto Elm Drive. Then turn right onto Ada way. Then turn left onto Ticklepenny Walk and number 2 can be found on your left.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

