



CHOICE PROPERTIES

Estate Agents

31 Broadley Crescent,
Louth, LN11 8AN

Price £165,000



Choice Properties are delighted to bring to the market this stylish and well presented two bedroom semi-detached house. The property further benefits from spacious driveway for multiple vehicles, generously sized and beautifully tended garden to the rear and is located just a short distance from the local amenities and town centre. Early viewing is highly advised!

The beautifully maintained and well laid out accommodation comprises:-

Hallway

11'7" x 5'10"

Enter via uPVC double glazed entrance door to the side aspect, staircase to the first floor, wall mounted thermostat controls, under stairs storage cupboard, door to:-

Reception room

13'5" x 10'10"

With uPVC double glazed bay window to the front aspect providing plenty of light throughout, wood burner set into featured surround with tiled hearth, TV Aerial point, telephone point.

Kitchen

10'9" x 9'5"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral grill, integral cooker with four ring hob over and featured stainless steel extractor hood, space for fridge/freezer, integrated dishwasher, cupboard housing wall mounted combination boiler, part tiled walls, uPVC double glazed window to the rear aspect, pedestrian door to the side aspect, opening into:-

Dining room

8'9" x 7'3"

With uPVC French double opening patio doors to the rear aspect, TV Aerial point.

Bedroom 1

12'3" x 13'10"

Double bedroom with uPVC double glazed window, built in storage cupboard.

Bedroom 2

9'0" x 10'5"

Double bedroom with uPVC double glazed window.

Bathroom

6'3" x 6'4"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs, extractor fan.

Driveway

Gravelled driveway providing off road parking for multiple vehicles including a caravan/motorhome.

Garden

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The gardens are neatly laid to lawn and feature established plants, trees and shrubbery to two borders. There is a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining. There is also an outdoor w.c. and bricked store. 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

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 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

By appointment through Choice Properties on 01507 860033.

Opening hours

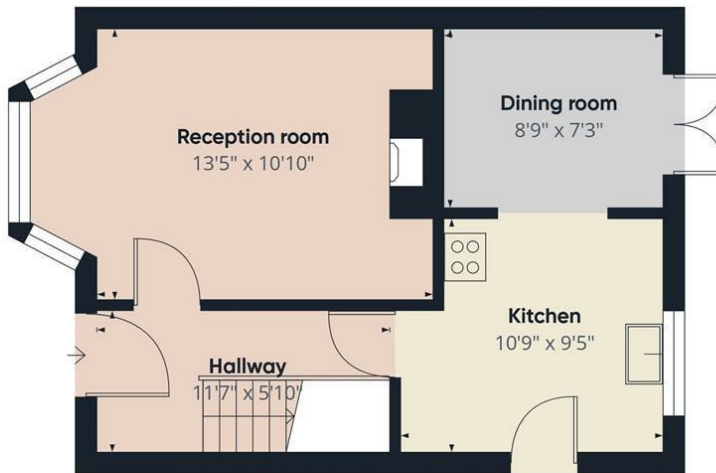
Monday to Friday 9.00 a.m. to 5.00 p.m.

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

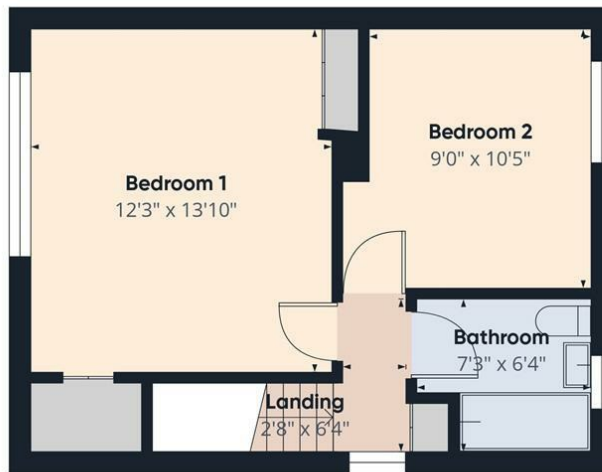
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Floor 0



Floor 1

Approximate total area⁽¹⁾
744 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Louth office head east along Eastgate for 1km, then take a right down St Bernard's Avenue. Continue along St Bernard's Ave. for 300m, then take a left onto Broadley Crescent. 31 can be on your left hand side just after the corner.

