



CHOICE PROPERTIES

Estate Agents

3 Stanley Close,
Louth, LN11 0DS

25% Shared Ownership £43,750



Choice Properties are delighted to bring to market this beautifully presented and generously sized two bedroom semi detached house situated on Stanley Close located in the thriving market town of Louth. The property benefits from large windows throughout which create a bright and airy interior which features a kitchen, living room, downstairs wc, family bathroom, and two bedrooms. To the exterior, the property boasts a large rear garden that is bursting with life and colour, and a driveway with space for three vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and large double glazed windows throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

Entrance Hall

4'5 x 2'11

With composite entrance door. Window to side aspect. Radiator. Storage cupboard housing the consumer unit.

Hallway

15'8 x 6'2

Staircase leading to first floor landing. Internal doors to all ground floor rooms. Radiator. Power points

Living Room

13'6 x 11'11

Fitted with dual aspect windows. Radiator. Power points. Tv aerial point.

Kitchen

9'4 x 17'9

Fitted with a range of wall, base, and drawer units with work surfaces over. Four ring gas hob with tiled splashback and pull out extractor hood over. One and a half bowl sink with mixer tap and drainer. Plumbing for washing machine. Integral oven. 'Ideal' gas boiler in box unit. Part tiled walls. Space for fridge freezer. Space for dining room table. Radiator. Power points. Two windows to rear aspect. Composite external door to rear garden.

WC

6'4 x 2'10

Fitted with a push flush wc and a corner pedestal wash hand basin with chrome mixer tap and mosaic tiled splashback. Radiator. Extractor.

Landing

6'3 x 6'8

Access to loft via loft hatch. Internal doors to all first floor rooms. Storage cupboard housing the hot water tank. Power points.

Bedroom 1

11'0 x 17'9

Large double bedroom with two windows to front aspect. Radiator. Power points. Telephone point.

Bedroom 2

12'1 x 10'9

Double bedroom with window to rear aspect. Radiator. Power points. Tv aerial point.

Shower Room

6'11 x 6'8

Fitted with a three piece suite comprising of a corner shower cubicle with traditional shower attachment, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Fully tiled walls. Frosted window to rear aspect. Radiator. Extractor. Spot lighting.

Gardens

The property benefits from a beautifully manicured fully enclosed rear garden. Adjacent to the property you will find a paved patio area which provides the perfect spot for outdoor seating. The patio then transitions into a laid to lawn area which provides open space which is home to a stone footpath that leads further into the garden and takes you gravelled footpath, which is lined with a plethora of mature plants, trees and shrubs, that stretches to the far end of the garden where you will find a further seating area which provides the opportunity to appreciate all the wildlife around you. The rear garden is also home to two timber built garden sheds and is directly accessible from the front of the property via a side access gate.

Driveway

Tarmac driveway providing off the road parking for three vehicles.

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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

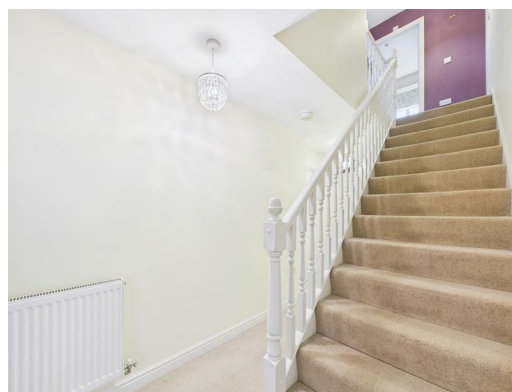
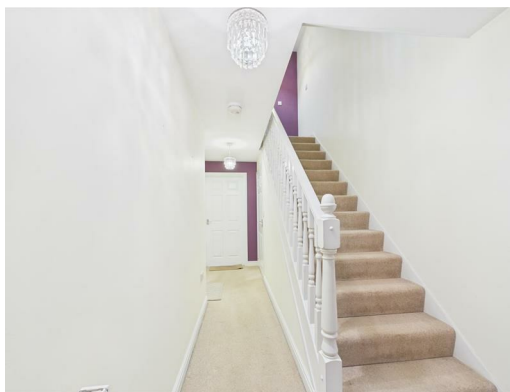
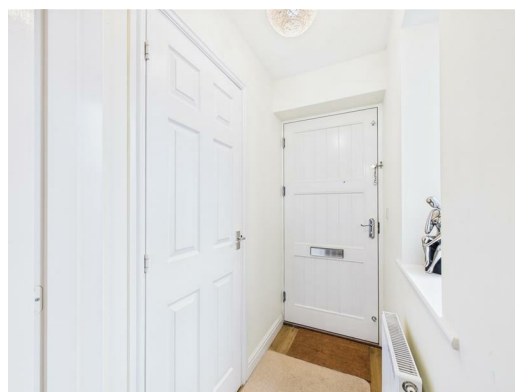
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

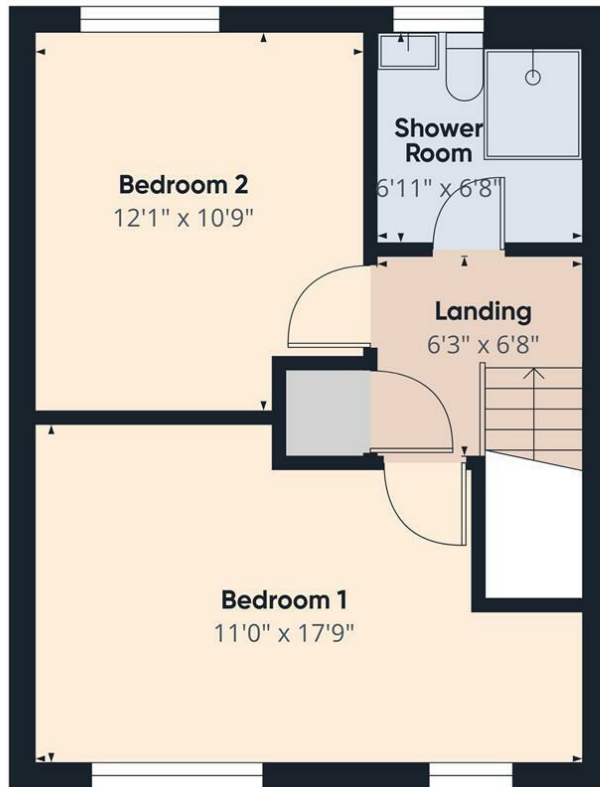








Floor 0



Floor 1

Approximate total area⁽¹⁾

801 ft²

Reduced headroom

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate, pass the Church then take your third left onto Riverhead Road. Once on Riverhead Road take your third right onto Riverhead. Continue for 250m then turn left onto Stanley Close. You will find the property 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 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	

