



# CHOICE PROPERTIES

## *Estate Agents*

5 Victoria Road,  
Louth, LN11 0BU

Price £350,000



Choice Properties are delighted to bring to market this stunning three bedroom detached house situated on Victoria Road located in the thriving market town of Louth. The beautifully presented residence boasts generously sized rooms and large windows throughout which create a light and airy internal living space which features two living areas, a kitchen, a dining room, a downstairs shower room, a family bathroom, and three bedrooms. To the exterior, the property benefits from a detached brick built garage, a large gravelled driveway, and an impressive garden space. Early Viewing Is Highly Advised.

With the added benefit of gas central heating and uPVC double glazing throughout, the generously proportioned internal living accommodation comprises:-

### **Entrance Hall**

2'1 x 9'1

With double opening uPVC entrance door. Fitted storage cupboard. Power points. Original hardwood door to hallway. Original window into hallway.

### **Hallway**

10'1 x 8'11

Internal doors to living room and kitchen. Staircase leading to first floor landing. Understairs storage cupboard. Box unit housing consumer units. Radiator. Power points.

### **Living Room**

12'5 x 11'10

With dual aspect uPVC bay windows. Impressive feature fireplace with quartz hearth and hardwood mantel. Radiator. Power points. Tv aerial points.

### **Kitchen**

12'1 x 8'11

Fitted with wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Space for six ring 'SMEG' range cooker with extractor hood over. Space for fridge freezer. Integral dishwasher. Integral washing machine. Velux window. uPVC window to rear aspect. Part tiled walls. Feature brick opening to dining room. Power points.

### **Dining Room**

8'4 x 11'11

Space for dining room table. Large radiator. Door to downstairs shower room. Opening to living area. Power points.

### **Living Area**

17'9 x 14'8

With uPVC windows to all aspects. Velux windows. Spot lighting. uPVC French doors leading to rear garden. Radiator. Power points. Tv aerial point. Space for breakfast table. Multi fuel burner with slate hearth. Telephone point.

### **Downstairs Shower Room**

6'4 x 4'3

Fitted with a three piece suite comprising of a fully waterproofed panelled walk in shower, a push flush wc, and a wash hand basin with chrome mixer tap set over vanity unit. Chrome heated towel rail. Frosted window to rear aspect. Spot lighting. Extractor.

### **Landing**

7'10 x 4'7

Original internal hardwood doors to all first floor rooms. Power points. Frosted window to side aspect.

### **Bedroom 1**

12'5 x 11'10

Double bedroom with large uPVC window to front aspect. Two radiators. Power points.

### **Bedroom 2**

8'5 x 12'0

Double bedroom with uPVC window to rear aspect. Fitted storage cupboard housing the gas boiler. Radiator. Power points.

### **Bedroom 3**

7'9 x 8'10

With large uPVC window to front aspect. Radiator. Power points.

## **Bathroom**

4'8 x 8'8

Fitted with a three piece suite comprising of a panelled bath with chrome mixer tap and with an electric shower over, a low level wc, and a wash hand basin with chrome mixer tap set over vanity unit. Chrome heated towel rail. Tiled flooring. Fully tiled walls. Access to loft via loft hatch. Wall mounted storage cabinet with mirror over. Frosted window to rear aspect. Extractor.

## **Garden**

To the rear of the property is a beautiful laid to lawn garden, this garden is fully enclosed with a mix of fencing to the perimeter. The garden benefits from an array of outbuildings including a summer house, greenhouse, and garden shed which all included in the sale. The garden is gorgeously manicured and feature a plethora of mature trees, plants, and shrubs all of which add and abundance of life and colour to the garden. Despite being predominantly laid to lawn the property also features a variety of patio and outdoor seating areas providing a tranquil recluse to spend your hours.

## **Summer House**

8'8 x 6'3

Impressive hexagonal timber built summer house with windows to all aspect overlooking the garden.

## **Garage**

The property benefits from a brick built detached garage with double opening garage doors. Power and lighting. Window to side aspect.

## **Driveway**

The property boasts a large gravelled driveway providing off the road parking space for four 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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

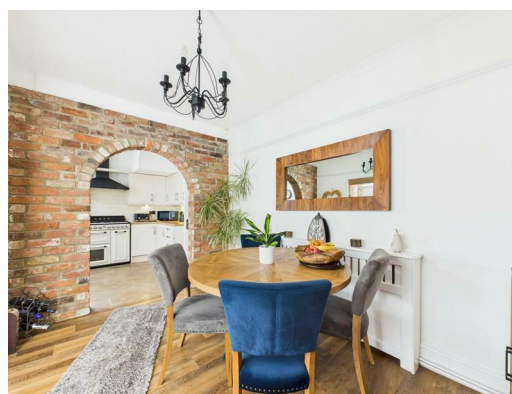
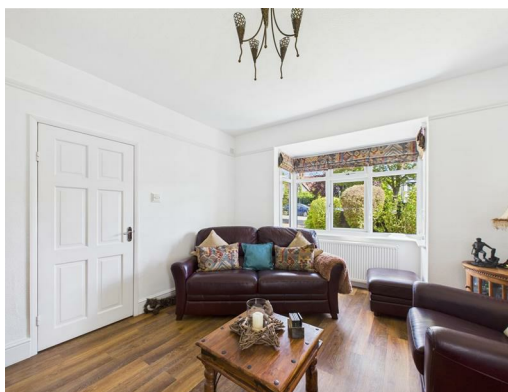
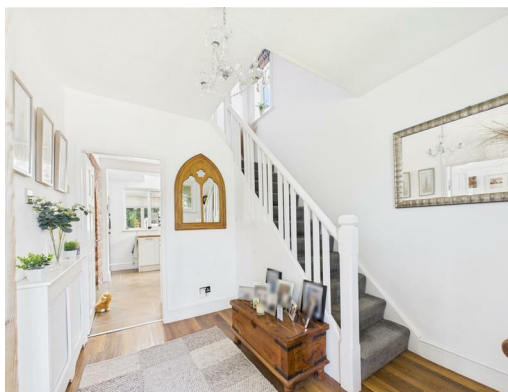
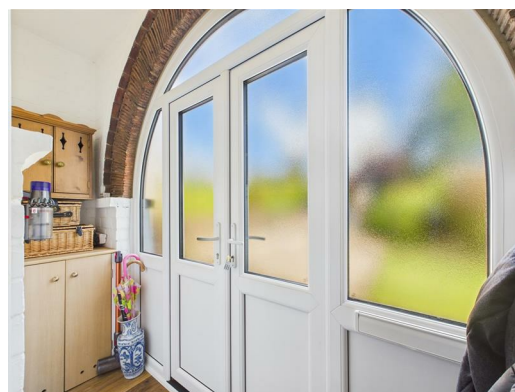
## **Opening Hours**

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

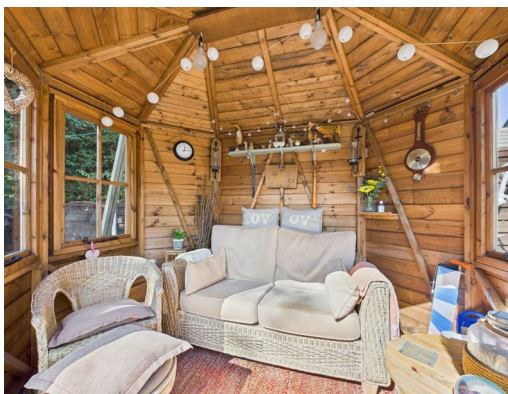
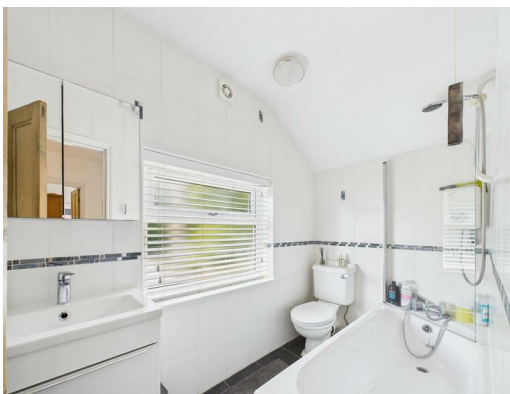
## **Making An Offer**

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.





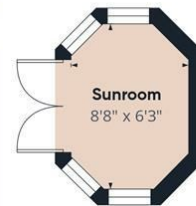




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1170 ft<sup>2</sup>

(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 turn right onto Commercial Road. Continue to the crossroads where you head straight on onto Victoria Road. Continue on this road for 100m and you will find the property 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                                 |                         | 83        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   | 56                      |           | (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                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

