



CHOICE PROPERTIES

Estate Agents

46 Eresbie Road,
Louth, LN11 8YG

Price £220,000



It is a pleasure for Choice Properties to bring to the market this superb and stylish three bedroom semi-detached house, situated in the most sought after location. This beautiful family home further benefits from spacious kitchen/diner, driveway with detached garage and a generously sized and privately enclosed garden to the rear. Early viewing is highly advised!

Offering generously proportioned rooms throughout and desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

9'7" x 5'1" maximum measurements

Enter via uPVC double glazed front entrance door, staircase to the first floor, marble effect tiled flooring, telephone point, door to kitchen/dining room, door to:-

Reception room

14'10" x 10'5"

Abundantly light reception room with featured uPVC double glazed bay window, TV Aerial point, fully carpeted, radiator.

Kitchen/Dining room

14'10" x 8'7"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral double cooker, four ring gas hob with featured stainless steel extractor over, space for fridge/freezer, plumbing for a washing machine, part tiled walls, ample space for a dining table, marble effect tiled flooring, built in under stairs storage space, inset spot lights to the ceiling, French uPVC double opening patio doors to the rear aspect leading out into the garden, radiator.

Landing

3'4" x 6'0"

Built in storage cupboard housing the wall mounted 'Worcester' combination boiler, fully carpeted, doors to bedrooms and bathroom.

Bedroom 1

12'0" x 8'4"

Double bedroom with uPVC double glazed window, built in wardrobes with mirrored glass sliding doors, fully carpeted, TV Aerial point, radiator, door to:-

En-suite shower room

2'6" x 7'0"

Fitted with a stylish three piece suite comprising shower cubicle with mains Waterfall shower over and further shower attachment, wash hand basin and dual flush w.c. set into featured vanity unit, marble effect tiled splash backs, uPVC double glazed window.

Bedroom 2

8'0" x 8'11"

Double bedroom with uPVC double glazed window, fully carpeted, radiator.

Bedroom 3

6'7" x 8'11"

Spacious single bedroom/ideal office space, uPVC double glazed window, fully carpeted, radiator.

Bathroom

6'1" x 6'7"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs, heated towel rail, uPVC double glazed window.

W.c.

6'4" x 2'8"

Fitted with a modern two piece suite comprising pedestal wash hand basin with mixer tap, dual flush w.c., marble effect flooring and tiled splash backs, heated towel rail, uPVC double glazed window.

Driveway

Paved driveway providing off road parking.

Garage

9'8" x 17'1"

With up and over door, power and lighting, pedestrian door to the side aspect leading out into the garden.

Garden

To the rear of the property you will find a privately enclosed and generously sized garden with timber fencing to the boundaries. The garden is mostly laid to lawn but also features a paved patio seating area which is ideal for relaxing in the sunshine or outdoor entertaining with family and friends. A timber gate to the side provides access 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 C.

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

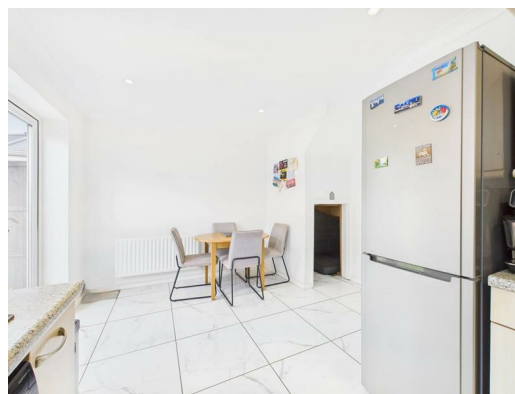
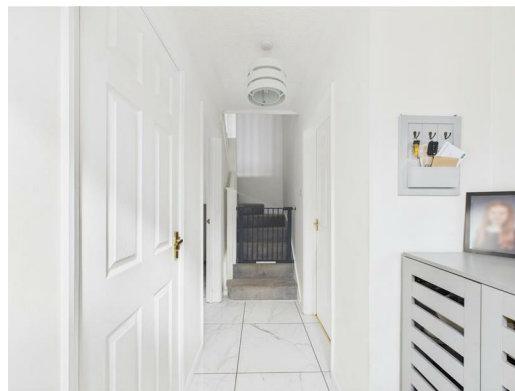
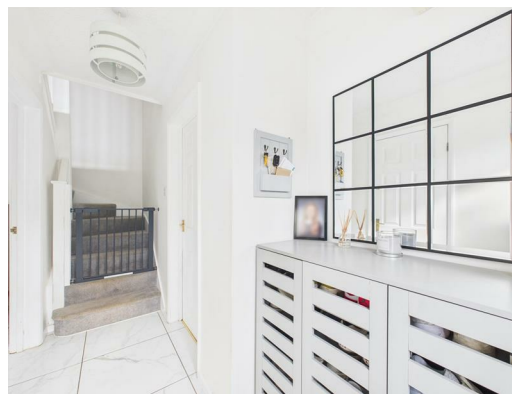
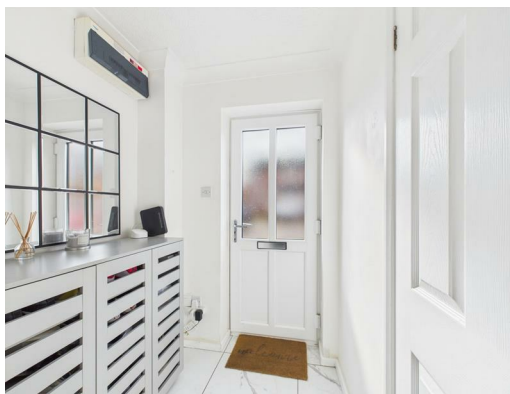
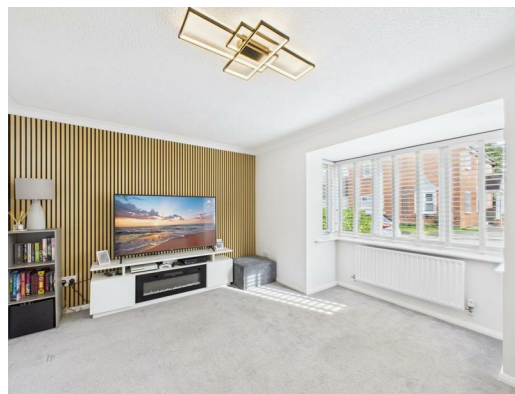
By appointment through Choice Properties on 01507 860033.

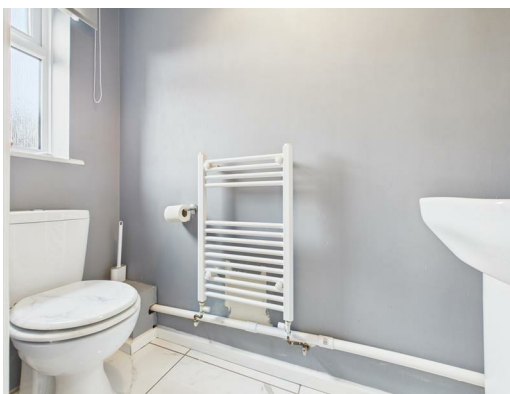
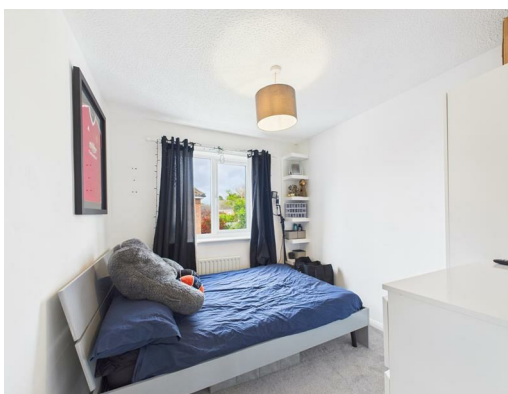
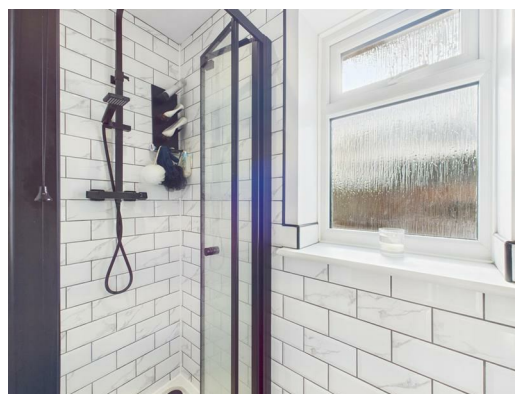
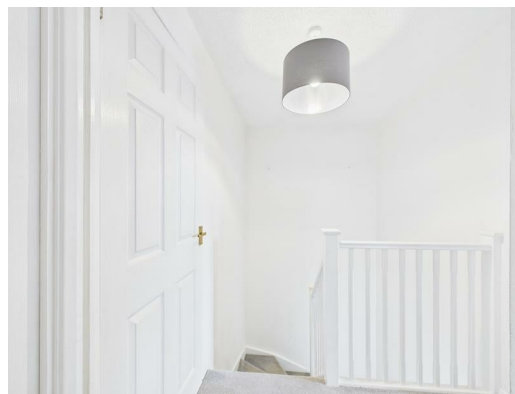
Opening hours

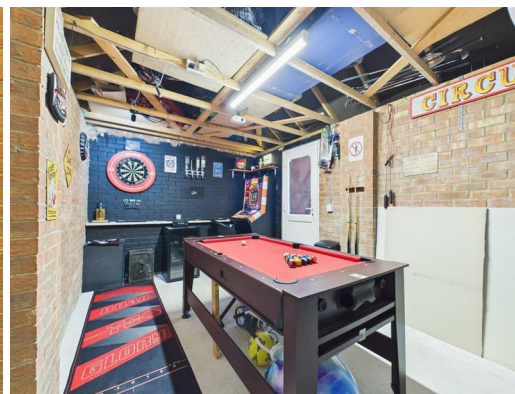
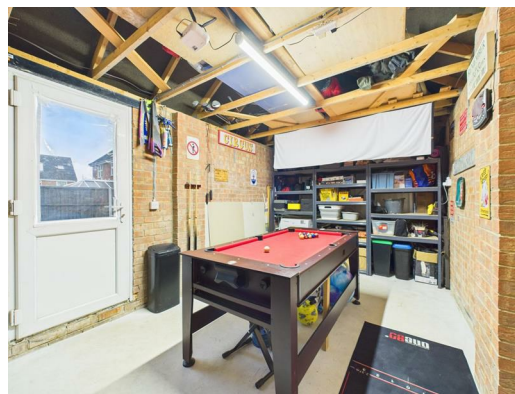
Monday to Friday 9.00 a.m to 5.00 p.m.

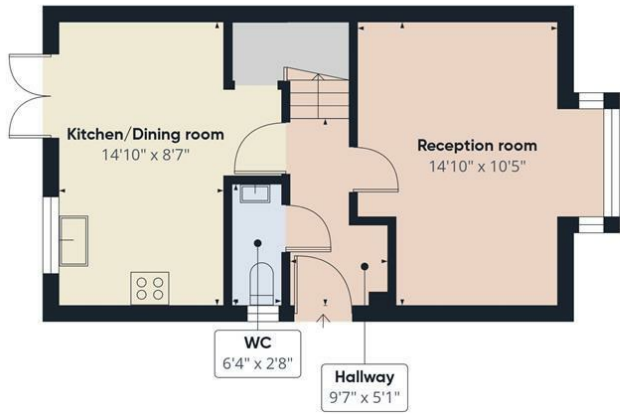
Saturday 9.00 a.m. to 3.00 p.m.

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.

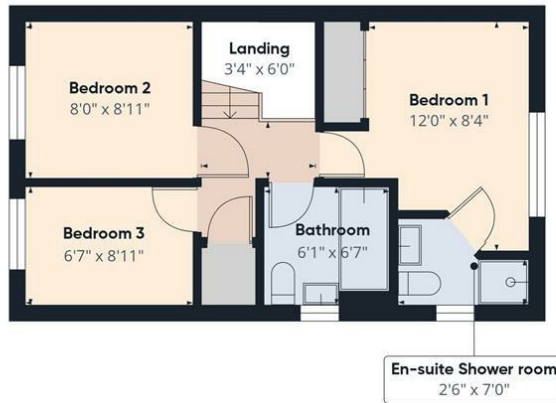








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
907 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.

GIRAFFE360

Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and then turn left onto Eresbie road. Follow this road round and you will find number 46 on your right hand side, immediately after the turning for Langley Close.

| 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 | | | (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 | |

