



# CHOICE PROPERTIES

*Estate Agents*

8 Fulmar Drive,  
Louth, LN11 0ST

Reduced To £145,000



Choice Properties are delighted to bring to the market this superb and immaculately presented two bedroom mid-terraced house, situated just a short distance from the town and local amenities. The property further benefits from spacious kitchen/diner, privately enclosed garden and paved driveway to the front. Early viewing is most highly advised.

Offering a desirable layout and maintained to a beautiful standard throughout, the abundantly light accommodation comprises:-

### **Entrance porch**

3'11" x 3'10"

Enter via uPVC double glazed door, uPVC double glazed window, radiator, door to:-

### **Reception room**

11'9" x 14'9"

Abundantly light reception room with staircase to the first floor, TV Aerial point, telephone point, door to:-

### **Kitchen/Diner**

11'9" x 8'9"

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 cooker, four ring electric hob with featured stainless steel extractor hood over, space for freestanding fridge/freezer, plumbing for a washing machine, partly tiled walls, wall mounted boiler, space for a dining table, uPVC double glazed window to the rear aspect, uPVC double glazed pedestrian door to the rear aspect, radiator.

### **Landing**

5'9" x 3'0"

With loft access, radiator, doors to both bedrooms and bathroom.

### **Bedroom 1**

8'8" x 13'10"

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

### **Bedroom 2**

5'6" x 9'9"

With uPVC double glazed window, radiator.

### **Bathroom**

5'10" x 6'5"

Fitted with a three piece suite comprising panelled bath with mains shower over, wash hand basin with mixer tap set into vanity unit, w.c., tiled splash backs, uPVC double glazed window.

### **Driveway**

Paved driveway providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries and includes a variety of plants trees and shrubbery to the borders. There is also a paved patio seating area located outside the kitchen/diner which is perfect for relaxing in the sunshine or outdoor dining.

### **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 A.

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, Alford - Tel 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.

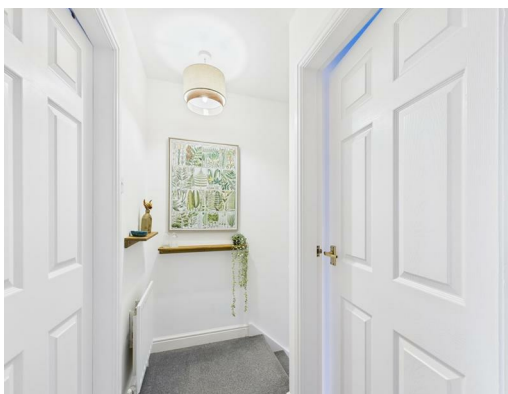
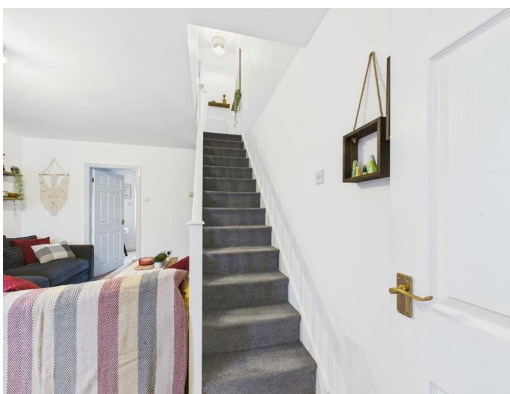
### **Making an offer**

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.

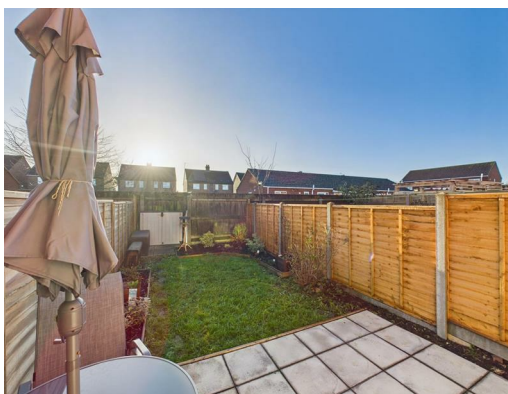
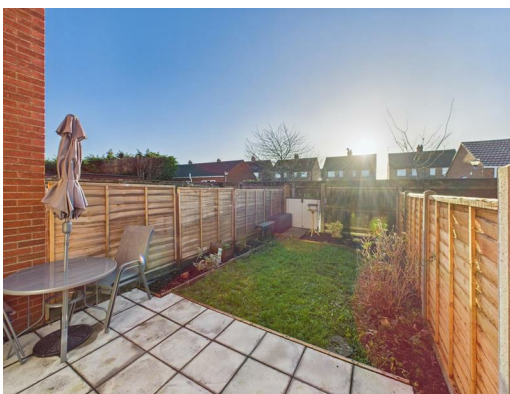
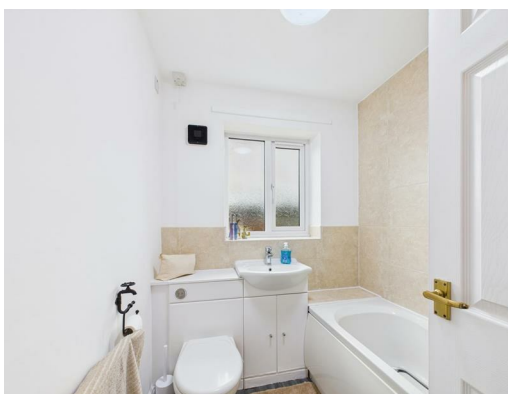
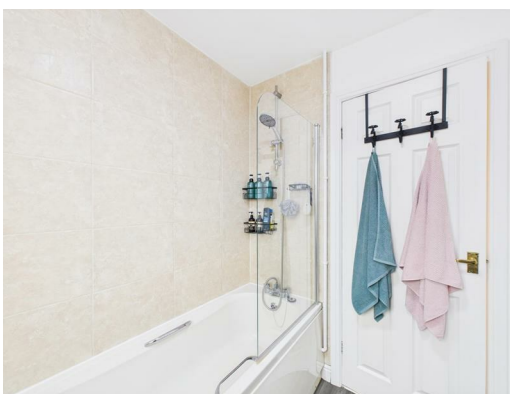
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

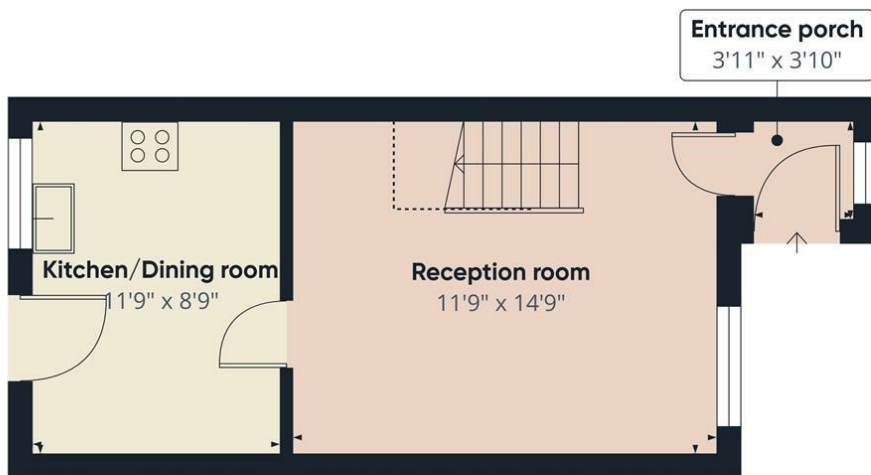
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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<sup>(1)</sup>

545 ft<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

(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

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. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Number 8 can then be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			67
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

