



11 Guillemot Drive,

Louth, LN11 0ZE

**25% Shared Ownership £86,250**



Choice Properties are delighted to offer the rare opportunity to own 25% of this beautifully presented four bedroom detached family home located on Guillemot Drive situated in the thriving market town of Louth. The property benefits from spacious rooms and large windows which create a light and airy interior which features a modern kitchen, two capacious reception rooms, a utility room, an office, four bedrooms (one ensuite), and a family bathroom. To the exterior, the property boasts a fully enclosed garden, a brick built single garage, and driveway space for several vehicles. Early Viewing Is Highly Advised.

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

#### **Hallway**

15'6 x 6'3

With a composite entrance door. Staircase leading to first floor landing. Under stairs storage cupboard. Understairs storage recess. Internal doors to all ground floor rooms. Consumer unit. Power points. Radiator.

#### **Living Room**

12'7 x 15'6

Spacious living room with double opening uPVC French doors leading to rear garden. Electric log burner in fireplace with quartz hearth and surround. Radiator. Power points. Tv aerial point. Internal door leading to dining room.

#### **Dining Room**

12'8 x 10'7

Space for large dining room table. Feature hang down lighting. uPVC French doors leading to rear garden. Internal door to living room. Radiator. Power points.

#### **Kitchen**

15'7 x 10'9

Fitted with range of wall and base units with work surfaces over. One and a half bowl stainless sink with stainless steel mixer tap and drainer. Five ring gas hob with extractor hood over. Twin integral oven. Space for fridge freezer. Large uPVC window to front aspect. Radiator. Power points. Space for dishwasher. Opening to dining room. Gas boiler in box unit.

#### **Office**

9'11 x 8'7

Large uPVC window to front aspect. Radiator. Power points.

#### **Utility Room**

5'3 x 8'7

Fitted with base units with work surfaces over. Single bowl stainless steel sink with stainless steel mixer tap and drainer. Plumbing for washing machine. Push flush wc. Radiator. Spot lighting. Extractor.

#### **Landing**

3'1 x 10'3

Spacious landing with internal doors to all first floor rooms. Radiator. Power points. Spot lighting. Airing cupboard housing the hot water tank. Access to loft via loft hatch.

#### **Bedroom 1**

10'8 x 11'9

Large double bedroom with two uPVC windows to front aspect. Radiator. Power points. Spot lighting. Door to en-suite shower room.

#### **Ensuite Shower Room**

5'0 x 7'5

Fitted with a three piece suite comprised of a large shower cubicle with bi-fold doors, a pedestal wash hand basin with chrome mixer tap and tiled splash back, and a push flush wc. Radiator. Electric shaver point. Storage cabinet with mirrored double opening doors. Extractor.

#### **Bedroom 2**

13'1 x 10'10

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Smart lock fingerprint door handle.

#### **Bedroom 3**

15'4 x 11'0

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

#### **Bedroom 4**

12'5 x 8'3

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

#### **Bathroom**

9'0 x 6'7

Fitted with a three piece suite comprised of a panelled bath with a fully tiled shower over, a pedestal wash hand basin with chrome mixer tap and a tiled splashback, and a push flush wc. Radiator. Frosted window to rear aspect. Extractor.

## **Garage**

20'2 x 10'1

Single garage fitted with power and lighting. Up and over garage door. uPVC pedestrian access door leading to rear garden.

## **Gardens**

The property benefits from a fully enclosed rear garden with fencing to the perimeter. The garden is predominantly laid to lawn but also features a patio area ideal for outdoor seating. The garden is directly accessible via a side access gate that leads to the driveway. The rear garden is currently home to a hot tub which can be included in the sale. There is an air source heat pump which is located in the garden which makes the hot tub very economical to run. The rear garden further benefits from outdoor power and lighting.

## **Driveway**

Tarmac driveway found adjacent to the property with off the road space for several vehicles.

## **Tenure**

Leasehold.

This is a 25% shared ownership property. The housing association that holds the remaining 75% share is Places For People. The 25% share can be staircased up to 50%, 75%, and 100% subject to criteria but the further percentages must be obtained from Places To People directly. The combined rental and service charge figure (which includes insurance) is £640.00 per month. The housing association will have to perform their own financial checks on any prospective buyer before a offer can be accepted. The price is displayed at a 25% share, the full asking for the entire property would be £345,000.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Marcham 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 E.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

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

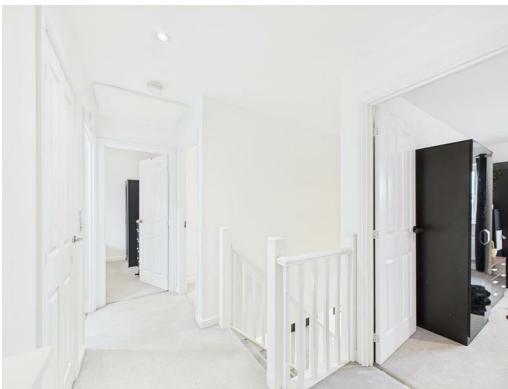
Saturday 9.00 a.m. to 3.00 p.m.

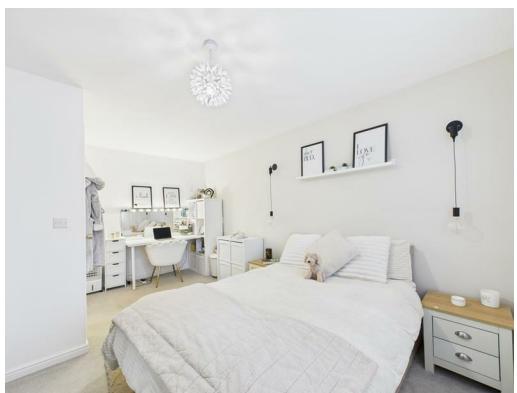
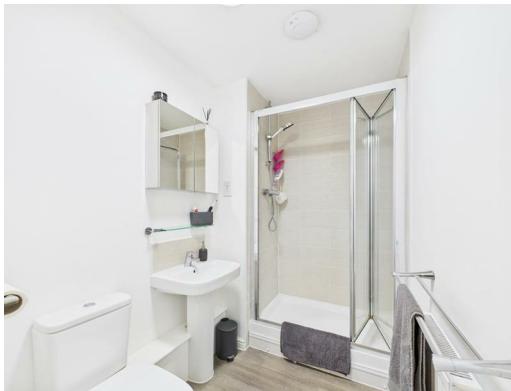
## **Making An Offer**

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.









**Approximate total area<sup>(1)</sup>**  
1650 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 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. Continue onto Guillemot Road and the property can be found at the end of the road on your left hand side.

