



CHOICE PROPERTIES

Estate Agents

20 Horncastle Road,
Louth, LN11 9LD **Reduced To £645,000**



Choice Properties are delighted to offer for sale this stunning detached house located on Horncastle Road in the charming town of Louth. This spacious property boasts 3 reception rooms, 4/5 bedrooms, and 2 bathrooms, offering ample space for a growing family.

This home provides a high specification throughout, ensuring a luxurious and comfortable lifestyle for its residents. The property features a stylish design that is sure to impress those with a taste for elegance.

Situated in a sought-after area near Louth golf club and Kenwick Park, this residence offers not only a beautiful home but also easy access to recreational activities and leisure facilities. For nature enthusiasts, the proximity to walks like Hubbards Hills provides the perfect opportunity to explore the outdoors and enjoy the picturesque surroundings.

Contact us now for a chance to secure your dream home, viewing is most highly advised.

Offering generously proportioned rooms throughout with the most desirable layout, this abundantly light and beautifully presented accommodation comprises:-

Entrance Hall

11'8" x 10'6"

Spacious entrance hall with double sided Oak doors integrated fish tank, tiled flooring, inset spot lights to the ceiling, double opening doors leading to:-

Hall

11'10" x 18'0"

Grand hallway with staircase to the first floor, inset spot lights to the ceiling, Karndean flooring, built in storage cupboard, door to lobby.

Lobby

10'11" x 5'10"

With access to the original front door and w.c. inset spotlights to the ceiling.

WC

4'6" x 6'9"

Fitted with a modern two piece suite comprising wash hand basin set into vanity unit, dual flush w.c., tiled splash backs, tiled flooring.

Play Room/ Bedroom 5

10'3" x 11'10"

With dual aspect windows, lending itself to numerous uses including a fifth bedroom or hobby room/office/play room. TV aerial point. Telephone point.

Kitchen

15'10" x 20'3"

Fitted with the most stylish range of wall and base units with Quartz worksurfaces over, two bowl stainless steel sink unit with drainer and stainless steel mixer taps, triple integrated cookers, four ring induction hob, space for large freestanding fridge/freezer, integrated dishwasher, featured central island, inset spot lights to the ceiling, Karndean flooring, open plan to:-

Breakfast Room

11'0" x 14'10"

With triple aspect windows and glass pitched roof, inset spot lights to the ceiling, built in fish tank, French double opening patio doors on the side aspect, TV Aerial point.

Utility

10'11" x 13'7"

Fitted with a range of wall and base units with worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integrated washing machine and tumble dryer, tiled flooring, inset spot lights to the ceiling.

Sitting Room

17'9" x 21'5"

Four skylights creating a light and airy atmosphere throughout, featured timber beams to the ceiling, Karndean flooring, TV Aerial point, Bi-fold doors leading out onto the beautiful garden, door to:-

Drawing Room

15'7" x 12'0"

With dual aspect windows and French double opening patio doors leading out onto the garden.

Landing

With loft access and well mounted thermostat controls.

Bedroom 1

15'5" x 13'9"

Remarkably spacious master bedroom, TV Aerial point, inset spot lights to the ceiling.

En-suite

11'4" x 5'3"

Fitted with an impressive and stylish four piece suite comprising panelled bath with mixer taps and mains shower attachments over, large walk in shower with mains shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., fully tiled walls and flooring.

Bedroom 2

12'5" x 13'2"

Remarkably spacious double bedroom, built in wardrobes, TV Aerial point, inset spot lights to the ceiling.

Bedroom 3

11'5" x 12'0"

Spacious double bedroom, inset spot lights to the ceiling.

Bedroom 4

10'9" x 11'6"

Spacious double bedroom, inset spot lights to the ceiling.

Shower Room

6'10" x 8'2"

Fitted with a modern three piece suite comprising large walk in shower with mains shower over, wash hand basin and dual flush w.c. set into vanity unit, chrome heated towel rail, integral shelving, tiled walls and flooring, inset spot lights to the ceiling.

Driveway

Blocked paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Double Garage

17'9" x 14'9"

With two double opening timber doors to the front aspect, power and lighting, pedestrian door to the side aspect.

Garden

To the rear of the property you will find a beautiful and privately enclosed garden with hedging and fencing to the boundaries. The garden is mainly laid to lawn and features and abundance of established plants, trees and shrubbery throughout. There is a paved BBQ terrace which is the perfect location for entertaining with friends or simply to enjoy soaking up the sunshine with family. A further gravelled seating area is located on the lawn providing more seating space with timber Pergola over. Gates to the side of the property provides access to the front.

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 - F.

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.

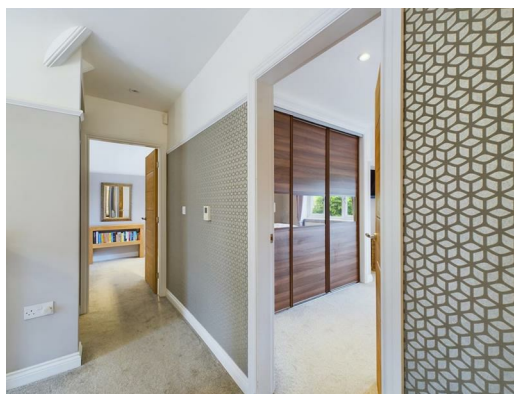
Opening hours

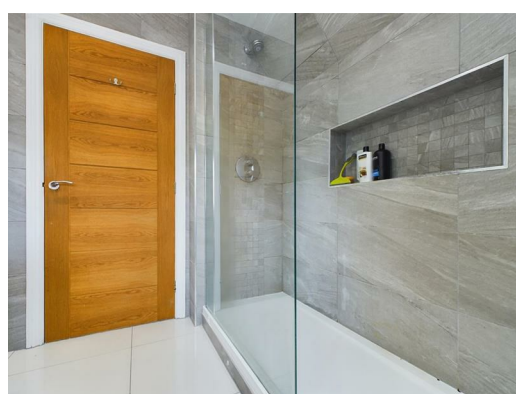
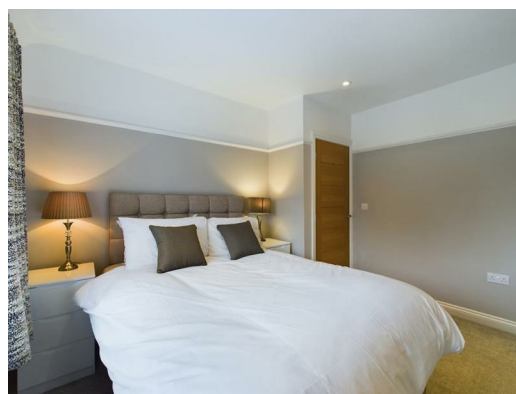
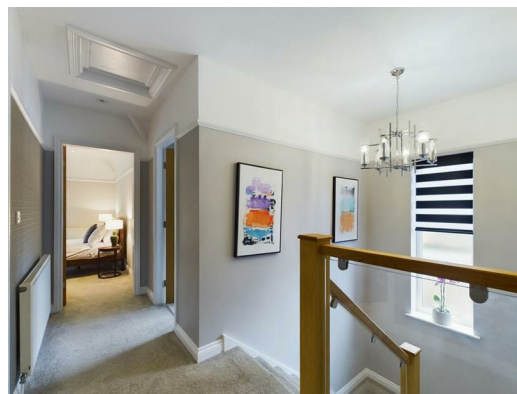
Monday to Friday 9.00 a.m to 5.00 p.m.

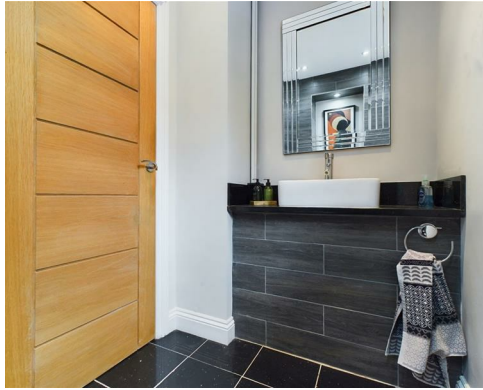
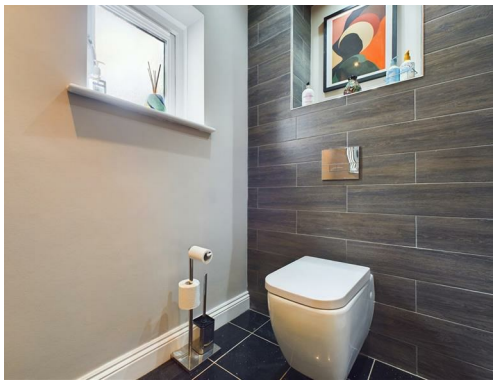
Saturday 9.00 a.m. to 3.00 p.m.

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. 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.

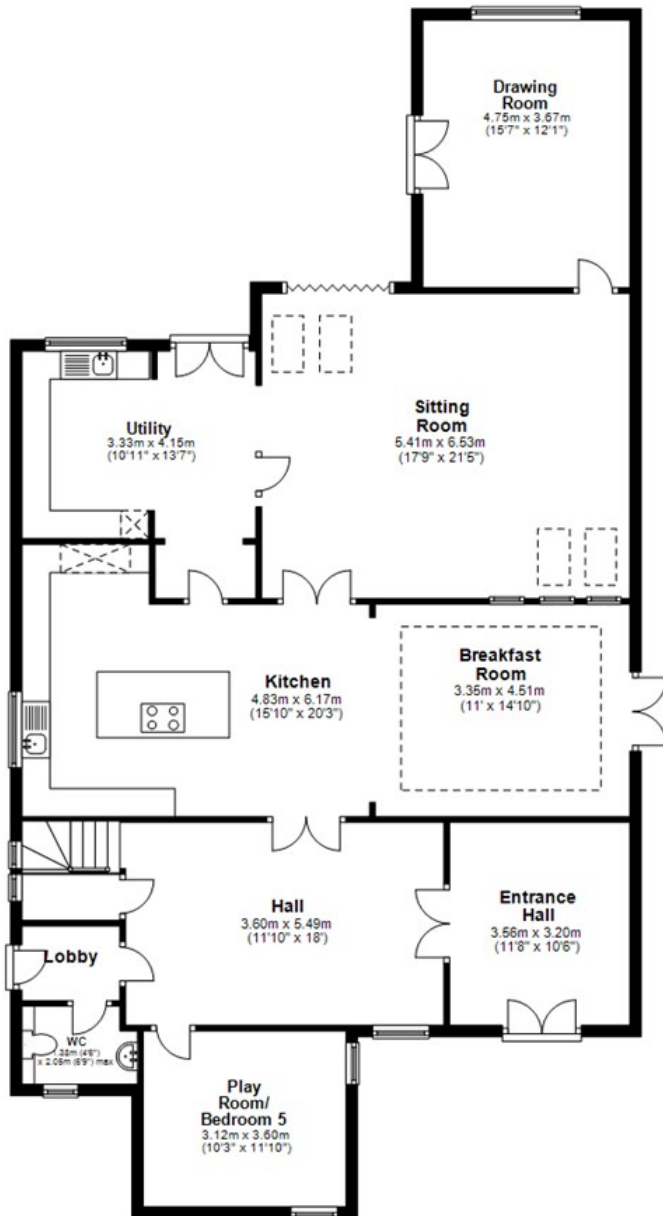




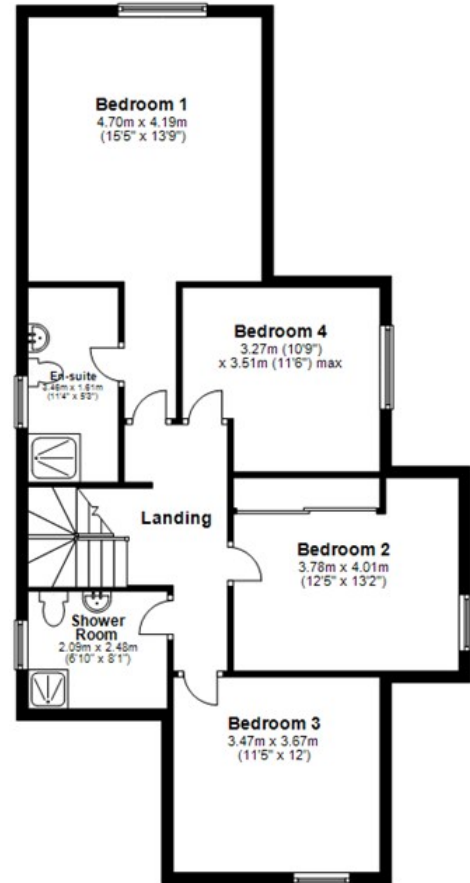




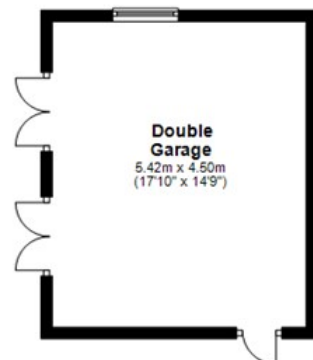
Ground Floor



First Floor



Double Garage



Directions

From our Louth office head east along Eastgate. Once you reach the mini-roundabout take the second exit onto Church Street. Continue up Church Street and then at the junction turn right onto Newmarket. Then at the traffic lights continue straight over onto Horncastle Road. Number 20 can be found on your right 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	

