



BURWELL, LOUTH, LN11
ASKING PRICE £280,000



It is a pleasure for TES Property to offer for sale this three/four bedroom detached house located just a short drive from the market town of Louth, just off the A16, perfect for commuters with easy access to work.

This pleasant property offers versatile living throughout and features two reception rooms, a kitchen diner, spacious downstairs bathroom and an entrance hall. The first floor comprises three/ four bedrooms with the potential to have a dressing room or study, and a W.C. The property is situated on a sizeable plot with a front garden, driveway and garage and a well maintained private rear garden.



Entrance Hall

12'6" x 11'8" (max)

Welcoming entrance with staircase leading to the first floor landing, privacy glass front door, wooden beams to the ceiling, wall lighting, telephone point, radiator and opening into inner hallway.

Inner Hallway

With smoke alarm and doors into the kitchen, bathroom and dining room

Dining Kitchen

16'9" x 11'10"

Fitted with a range of wall, base and drawer units with a wood effect worksurface over and tiled splashbacks, one bowl inset sink unit with mixer tap, integrated oven and four ring electric hob with extractor above. There is a space for a dishwasher, tile effect flooring, radiator, uPVC sliding patio door to rear garden, uPVC double glazed window to the rear and a door into utility room.

Utility

6'1" x 3'8"

Continuation of tile effect flooring, space for fridge freezer, consumer unit and door to the side. There is a door into the boiler room which measures 1.2m x 1.6m and features the wall mounted gas boiler, lino flooring and a wooden window to the rear,

Dining Room

10'10" x 12'4"

With wooden beams to the ceiling, wall lighting, telephone point, smoke alarm, uPVC double glazed window to the front, radiator, step up and opening into living room.

Living Room

12'7" x 12'4"

With wooden beam to ceiling, feature fireplace with bricked surround and wooden beam, wall lighting, uPVC double glazed window to the front and a radiator.

Bathroom

10'11" x 7'3"

Spacious bathroom fitted with a four piece suite consisting of a wood panelled bath with shower attachment and mixer tap, enclosed shower cubicle with glass door, wash hand basin and W.C. There are two wooden privacy glass windows to the side, fully tiled walls, shaving point and a radiator.

First Floor Landing

With access to bedrooms and W.C, smoke alarm and loft access hatch.

Bedroom 1

12'4" x 10'11"

Double bedroom with coving to the ceiling, uPVC double glazed window to the front and a radiator.

Bedroom 2

10'7" x 11'0"

Double bedroom with uPVC double glazed window to the rear, coving to the ceiling and a radiator.

Bedroom 3

13'1" x 8'7"

Double bedroom with uPVC double glazed window to the front, coving to the ceiling and a radiator.

Dressing Room / Bedroom 4

13'0" x 6'5"

Single bedroom with uPVC double glazed window to the rear with door leading out, coving to the ceiling, radiator and an opening leading into bedroom two.

W.C

4'9" (max) x 7'10"

Fitted with a W.C and wash hand basin in vanity unit with storage cupboards, lino flooring, tiled splashbacks, coving to the ceiling, uPVC double glazed privacy glass window to the side, dado rail and a radiator.

Garage

9'10" x 19'1"

With up and over door, power, lighting and window to the side.

Rear Garden

The private rear garden is fully enclosed with fencing and hedging to the boundary with a gateway to the side. A spacious patio area features a pathway and gate to the side which leads down to a coal store and storage space to the rear of the garage. Steps lead up to a raised area with pond and decked seating area to the side with bricked planters and gate to the front. As you head down to the rear of the garden you find an area laid to lawn with mature trees and shrubs. There is an additional patio area, concrete base for shed, green house and a water feature. There is external lighting, power point and outside tap.

Front Garden & Driveway

The property is fronted with a mature garden laid to lawn with shrubbery throughout. There is a pathway leading down the side of the property, external lighting and power point. The driveway runs down the side of the property to the garage and provides ample off road parking.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

June 2024.

Council Tax Band

East Lindsey Council Tax Band C

Viewings

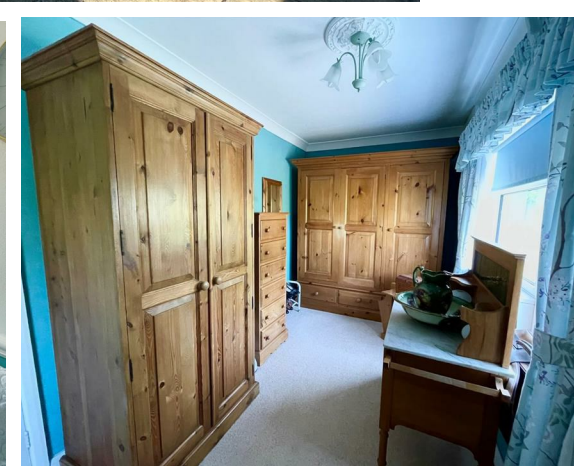
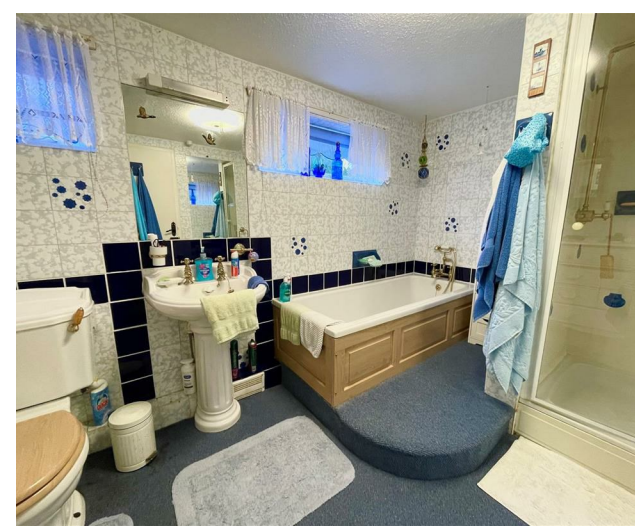
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

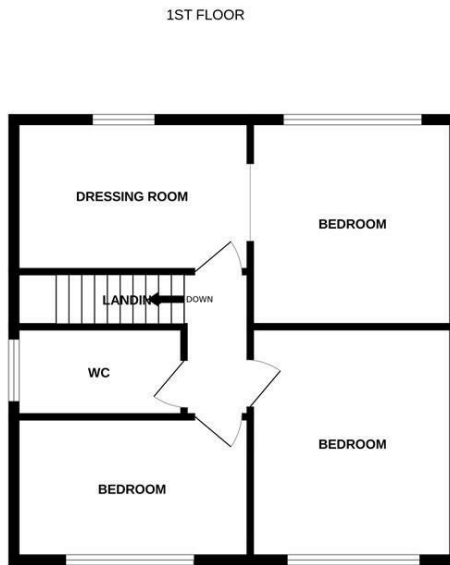
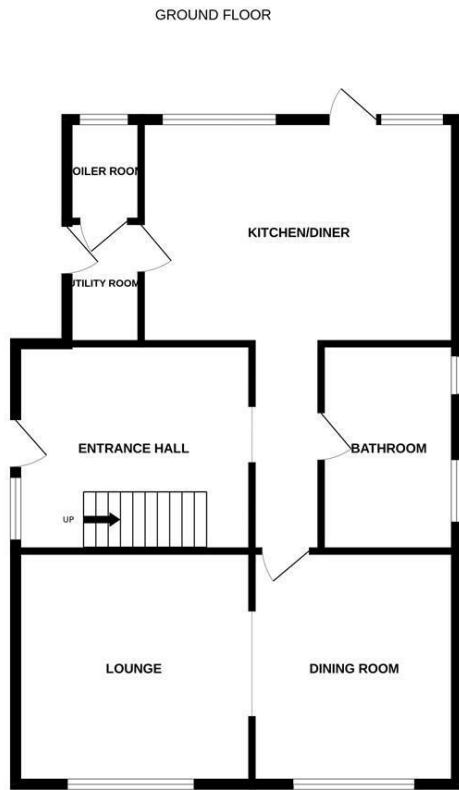
Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk

