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Andrews Close, Louth



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When it comes to
property it must be


lovelle



£335,000



Situated on the quiet, dead end road of Andrews Close is this immaculately presented four bedroom family home. The well planned, extended accommodation briefly comprises of lounge, dining room / sun room, cloakroom WC, kitchen diner, four bedrooms and a bathroom. The property sits on a generously sized plot with ample off road parking to the front of the property as well as a single garage. Internal viewing is a must to appreciate the accommodation on offer.

Key Features

- Detached Family Home
- Quiet Location
- Spacious, Well Planned Accommodation
- Lounge
- Approx. 27ft Dining Room / Sun Room
- Kitchen Diner
- Four Bedrooms
- Bathroom & G/F Cloakroom WC
- Ample Off Road Parking & Garage
- Enclosed, Private Garden
- EPC rating TBC
- Tenure: Freehold





Entrance Hall

UPVC entrance door to the front elevation with matching double glazed side panel. Coving to the ceiling and dado rail to walls. Split level, return spindle and balustrade staircase rising to the first floor accommodation with under stair storage cupboard. Telephone point. Solid oak wood flooring. Radiator. Doors leading to the cloakroom WC, Kitchen Diner and dining room / sun room.

Cloakroom WC

2'8" x 8'5" (0.8m x 2.6m)

UPVC double glazed window to the side elevation. Fitted with a two piece suite comprising of a dual flush WC and wash hand basin with stainless steel mixer tap and storage below. Radiator.

Kitchen Diner

14'8" x 9'10" (4.5m x 3m)

UPVC double glazed window to the rear elevation and uPVC entrance door to the side. Coving to the ceiling. Fitted with a range of solid wood, shaker style wall and base units with wood effect worksurface, over incorporating a one and a half bowl sink unit with drainer and stainless steel hose style mixer tap. Built in Bosch double oven to face height as well as a four ring gas hob with concealed extractor over. Tiling to splash areas. Plumbing for dishwasher. Karndean flooring. Radiator.

Dining Room / Sun Room

26'10" x 9'10" (8.2m x 3m)

This spacious area is currently been used as a dining room which flows down to the sun room area. The room benefits from dual aspect uPVC double glazed windows to both side elevations with a set of French style patio doors to the rear opening out to the garden. Coving and LED spotlights to the ceiling. Karndean flooring. Radiators. Open arch through to the lounge.

Lounge

12'5" x 13'10" (3.8m x 4.2m)

UPVC double glazed window to the front elevation. Coving to the ceiling. The focal point of the lounge is the feature wooden fire surround with marble inset and hearth incorporating a electric fire. TV aerial, satellite and telephone points. Radiator.

Landing

The split level, return staircase rises to the first floor landing which benefits from a stain glass uPVC double glazed window allowing a flood of natural light to the landing and entrance hall. Coving to the ceiling and dado rail to walls. Large airing cupboard currently housing the hot water cylinder with ample storage and shelving. Doors leading from the landing to all bedrooms and the bathroom.

Bedroom One

11'11" x 10'11" (3.6m x 3.3m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Fitted walk in wardrobe with rails and shelving to both sides. Radiator.

Bedroom Two

8'11" x 9'11" (2.7m x 3m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator.

Bedroom Three

11'11" x 7'11" (3.6m x 2.4m)

Currently used as a study this third bedroom benefits from uPVC double glazed window to the front elevation. Coving to the ceiling. Triple fitted wardrobe. Radiator.

Bedroom Four

11'11" x 6'9" (3.6m x 2.1m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Fitted double wardrobe with over head storage. Radiator.

Bathroom

9'11" x 7'11" (3m x 2.4m)

UPVC double glazed window to the rear elevation. Coving to the ceiling and a combination of wood cladding, tiling and mermaid boarding to walls and splash areas. The spacious bathroom is fitted with a four piece suite comprising of a panelled bath, corner shower cubicle with mains shower, close coupled WC and pedestal wash hand basin. Radiator.

Outside

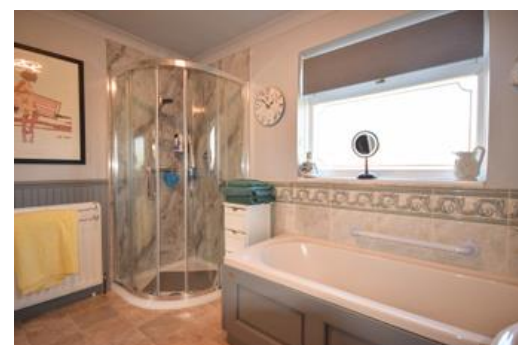
To the front of the property is a block paved driveway providing ample off road parking. The block paving leads to the single garage and down the side of the property, through a wrought iron gate and to the rear garden. There is also a timber gate to the opposite side of the property which leads to the rear. The fronts perimeters are made up of a combination of mature hedging and fencing. External power points and lighting to the front.

The enclosed, private, well maintained rear garden is predominately laid to lawn with three paved patio areas scattered throughout the garden. Stunning mature flower beds, shrubs and trees bring an array of colour to the garden. External power points, lighting and outside tap. Timber garden shed. The perimeters to the rear are made up of predominately high level timber fencing.

Garage

15'7" x 8'6" (4.7m x 2.6m)

The brick built garage is accessed via the newly installed electric roller garage door to the front and benefits from light and power as well as plumbing for a washing machine. Wall mounted Ideal gas fired central heating boiler.





Tenure

The tenure of this property is Freehold.

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of D.

<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Mortgage Advice

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website

<http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

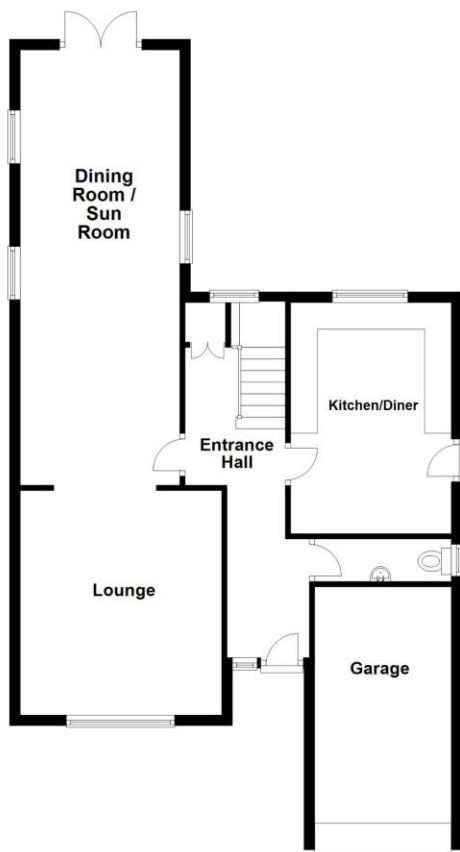
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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



First Floor



When it comes to **property**
it must be


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