



# CHOICE PROPERTIES

*Estate Agents*

13 Guillemot Drive,  
Louth, LN11 0ZE

25% Shared Ownership £88,000



Choice Properties are delighted to offer the rare opportunity to purchase 25% of this stunning four bedroom detached residence situated in a quiet position on Guillemot Drive, located in the thriving market town of Louth. The generously sized property has been completed to a high specification and benefits from a beautifully presented contemporary interior featuring four double bedrooms (one ensuite), a modern kitchen, a capacious living room, a dining room, a sitting room, a utility room, and a family bathroom. To the exterior, the property features an idyllic garden with an outdoor seating area, a brick built garage, and a tarmac driveway with space for up to three vehicles.

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

### **Hallway**

15'5 x 6'2

With composite entrance door. Staircase leading to first floor landing. Storage recess under stairs. Under stairs storage cupboard. Internal door to the majority of ground floor rooms. Consumer unit.

### **Living Room**

12'8 x 15'4

Spacious living area with partial timber panelled walls. uPVC French doors leading to rear garden. Radiator. Power points. Internal door to dining area.

### **Kitchen**

15'8 x 10'10

Fitted with a range of gloss wall and base unit with work surfaces over. One and a half bowl sink with mixer tap and drainer. Four ring gas hob with pull out extractor hood over. Gas boiler in box unit. Integral oven. Integral fridge freezer. Integral dishwasher. Spot lighting. Part metro tiled walls. Breakfast bar. Power points. Radiator. uPVC window to front aspect. Opening to dining area.

### **Dining Room**

12'9 x 10'8

With space for a large dining room table. Partial timber panelled walls. Radiator. Power points. uPVC French doors leading to rear garden. Telephone point. Tv aerial point.

### **Sitting Room**

9'11 x 8'8

With large uPVC window to front aspect. Radiator. Power points.

### **Utility Room**

5'2 x 8'6

Fitted with base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Push flush wc. Radiator. Power points. Extractor.

### **Landing**

6'0 x 10'2

Internal doors to the majority of first floor rooms. Access to loft via loft hatch. Radiator. Power points. Airing cupboard housing the hot water tank and fitted shelving.

### **Bedroom 1**

10'6 x 11'8

Double bedroom with two uPVC windows to front aspect. Radiator. Power points. Door to en-suite shower room.

### **Ensuite Shower Room**

4'10 x 7'3

Fitted with a three piece suite comprised of a large fully tiled shower cubicle with bi-fold glass shower door, a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback, and a push flush wc. Chrome heated towel rail. Electric shaver point. Mirrored wall mounted storage cabinet. Spot lighting. Extractor.

### **Bedroom 2**

12'11 x 10'9

Double bedroom with large uPVC window to front aspect. Radiator. Power points.

### **Bedroom 3**

15'3 x 10'9

Double bedroom with uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 4**

12'4 x 8'2

Currently used as an office/dressing room. Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

## **Bathroom**

8'11 x 6'6

Fitted with a three piece suite comprised of a panelled bath with fully tiled traditional shower over and glass shower screen, a push flush wc, and a wash hand basin set over vanity unit with mixer tap and tiled splashback. Chrome heated towel rail. Spot lighting. Frosted window to rear aspect. Extractor.

## **Garage**

20'0 x 10'5

Fitted with power and lighting and an up and over garage door. Pedestrian access door to side.

## **Gardens**

The property benefits from a fully enclosed rear garden with fencing to the perimeter. The garden is currently laid to lawn and patio, with the addition of high quality composite decking and pergola available by separate negotiation. The rear garden can also be directly accessed via a side access gate that leads to the driveway. The rear garden space also features outdoor lighting, power, and water.

## **Driveway**

Tarmac driveway found adjacent to the property with off the road parking space for up to three 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 £739.11 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 £352,000.

## **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 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.

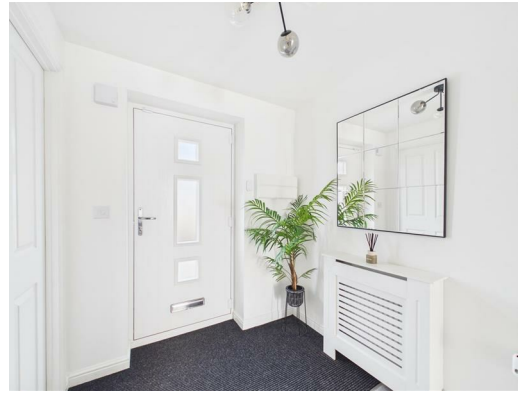
Saturday 9.00 a.m. to 3.00 p.m.

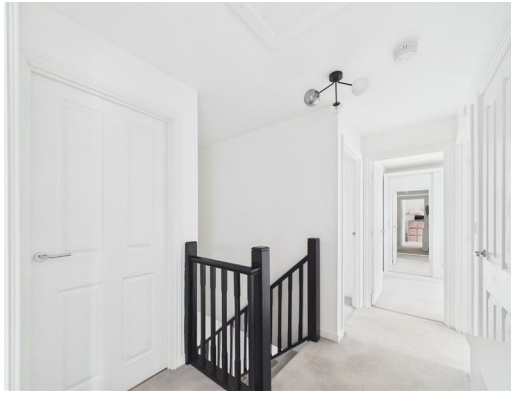
## **Making An Offer**

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.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1634 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.

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		86	94
		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	

