



CHOICE PROPERTIES

Estate Agents

10 Keddington Crescent,
Louth, LN11 0AR

Price £155,000



Choice Properties are delighted to bring to market this well proportioned three semi-detached bedroom house situated on Keddington Crescent located in the thriving market town of Louth. The property features generously sized rooms and large windows which create a bright and airy interior which features a spacious living room, a modern kitchen, three bedrooms, and a family bathroom. To the exterior, the property boasts a fully enclosed rear garden and a block paved driveway with space for two vehicles. Available With No Onward Chain, Early Viewing Is Highly Advised.

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

Hallway

6'10 x 3'6

With uPVC entrance door. Herringbone flooring. Internal door to living room. Staircase leading to first floor landing. Box unit housing consumer unit and meters.

Living Room

13'9 x 13'0

Spacious living room with large uPVC window to front aspect. Herringbone flooring. Spot lighting. Part panelled walls. Oak internal door to kitchen. Understairs storage cupboard.

Kitchen

8'11 x 15'4

Fitted with a range of wall and base units with with work surfaces over. One and a half bowl stainless steel sink with stainless steel mixer tap and drainer. Four ring gas hob with metro tiled splashback and extractor hood over. Integral oven. Space for fridge freezer. Plumbing for washing machine. Gas combi boiler. uPVC window to side aspect. Space for breakfast table. Radiator. uPVC French doors leading to rear garden. Power points.

Landing

8'2 x 5'6

Oak internal doors to all first floor rooms. Spot lighting. Access to loft via loft hatch. Frosted window to side aspect.

Bedroom 1

13'8 x 10'0

Double bedroom with uPVC window to front aspect. Panelled feature walls. Radiator. Power points. Spot lighting.

Bedroom 2

8'11 x 10'11

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

Bedroom 3

8'9 x 6'7

Single bedroom with uPVC window to front aspect. Spot lighting. Radiator. Power points.

Bathroom

5'3 x 5'6

Fitted with a three piece suite comprised of a freestanding double ended bath with matte black taps and shower attachment, a push flush wc, and a wash hand basin set over vanity unit with matte black waterfall mixer tap. Marble effect tiled flooring. Marble effect tiled walls. Heated towel rail. Frosted uPVC window to side aspect. Spot lighting.

Gardens

The property benefits from a fully enclosed rear garden with fencing to the perimeter. The rear garden is part paved and part gravelled for ease of maintenance. The rear garden is directly accessible from the front of the property via a side access gate.

Driveway

Block paved driveway providing off the road parking for up to two vehicles.

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 A.

Viewing Arrangements

Viewings by appointment through Choice Properties, Louth, Tel 01507 860033

Opening Hours

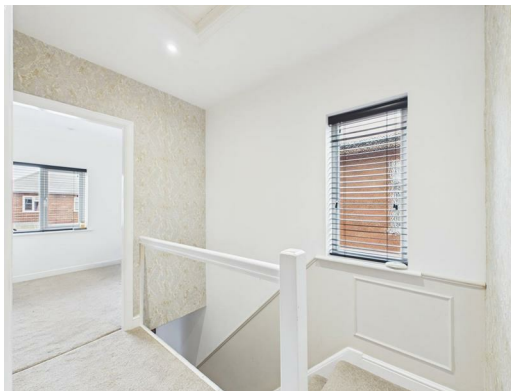
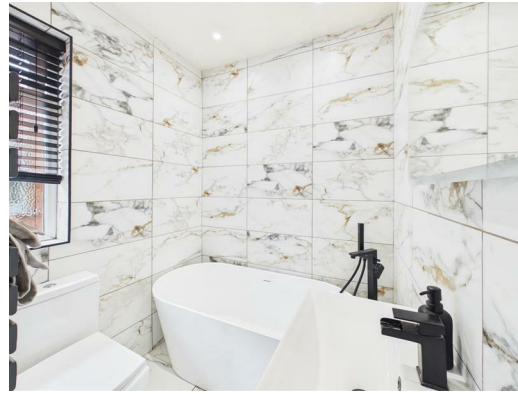
Monday to Friday 9.00 a.m to 5.00 p.m.

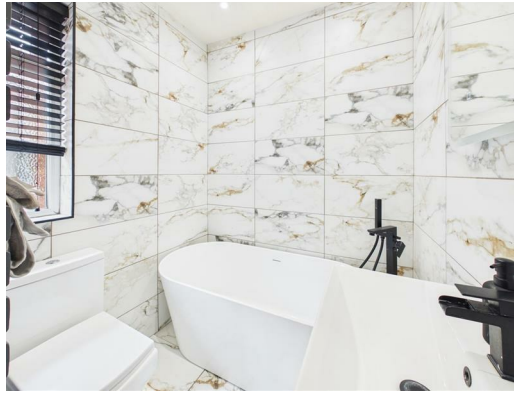
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer

If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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



Floor 1



Approximate total area^m
710 ft²

(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. Head straight across at the crossroads then after 150m turn left onto Lime Grove. Take your second right onto Keddington Crescent, follow the road round and towards the end you will find the property 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	

