CHOICE PROPERTIES

Estate Agents

Applemede East Row, Louth, LN11 7BL

Price £650,000

It is a pleasure for Choice Properties to bring to market this incredible detached three bedroom 'Dan-Wood' eco home situated in a quiet position on East Row located in the sought after countryside village of South Somercotes. The property is extremely energy efficient with energy bills consistently below £100 per month and features triple glazing, solar panels, an air source heat pump, a heat exchange system, and underfloor heating and benefits from an EPC rating of 100. The property is finished to a high specification and comprises a contemporary and bright interior. Conveniently located only 7 miles from the thriving market town of Louth, the property boasts rural living whilst still being close to amenities. Early viewing is highly advised in order to appreciate all of what this wonderful home has to offer. The property can also be available with No Onward Chain.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
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The Property Ombudsman
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With the additional benefit of an air source heat pump, triple glazed uPVC windows, and underfloor heating throughout, the bespoke internal living accommodation comprises:-

Hallway
12'5 x 11'8
Welcoming hallway fitted with a composite entrance door. Sweeping beechwood staircase leading to the first floor landing. Internal doors to downstairs shower room, kitchen, and technical room. Power points. Opening to living room.

Kitchen
21'11 x 13'2
Bespoke 'Schuller' kitchen fitted with a range of wall and base units with washed wood effect worksurfaces over. The modern kitchen is also fitted with pull out larder cupboards and an Integral dishwasher, larder fridge, combi microwave oven, warming drawer, small wine cooler, and a full size cooker with ceramic top with splashback and pull out extractor hood over. Single bowl sink with mixer tap and drainer. Dual aspect windows. Space for dining room table. Island unit with pop up power point unit. Under unit LED lighting. Tiled flooring. Fire door leading to the utility room. Power points.

Living Room
14'5 x 13'1
With dual aspect windows. Internal door leading to sitting room. Sliding glass door leading to conservatory. Power points. Tv aerial points.

Sitting Room
9'2 x 13'2
With large window to front aspect. Power points.

Conservatory
11'4 x 12'5
With windows to all aspects proving uninterrupted views of the entire garden. Blue glass roof window panels. Double opening sliding glass doors leading to rear garden.

Downstairs Shower Room
9'1 x 5'3
Fitted with a three piece suite comprised of a fully tiled shower cubicle with traditional and rainfall shower attachments, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Heated towel rail. Electric shaver point. Part tiled walls. Tiled flooring. Extractor. Spot lighting.

Technical Room
9'1 x 6'0
Housing the air source heat pump system and console. Zehnder heat exchange system. uPVC window to rear aspect. Consumer units and electric meters. Tiled flooring. Plumbing for washing machine. Power points.

Utility Room
19'0 x 7'3
With an abundance of fitted storage space. Single bowl stainless steel sink with mixer tap. Plumbing for washing machine. Space for dryer. Space for an additional fridge freezer. External composite door leading to rear garden. Opening to garage. Batteries for solar panels.

Landing
12'4 x 15'5
Internal doors to all first floor rooms. Access to partial boarded loft space fitted with lighting via a loft hatch with pull down loft ladder. Built in storage cupboard. Velux window which throws abundant light to the landing area. Power points.

Bedroom 1
12'5 x 13'1
Spacious double bedroom with fitted bedroom furniture. Large windows to the front aspect. Power points. Tv aerial points. Internal door to ensuite shower room and walk-in wardrobe.

Ensuite Shower Room
9'1 x 6'10
Fitted with a three piece suite comprised of a fully tiled shower cubicle with traditional and rainfall shower attachments, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Heated towel rail. Velux window. Electric shaver point. Part tiled walls. Tiled flooring. Backlit mirror. Extractor. Spot lighting.

Walk-In Wardrobe
9'1 x 5'6
With fitted open and closed wardrobe space. Power points. Extractor.

Bedroom 2
10'1 x 13'1
Double bedroom with a plethora of fitted wardrobe space. Large window to rear aspect. Power points.

Bedroom 3
9'2 x 13'1
Double bedroom with a plethora of fitted wardrobe space. Large window to front aspect. Power points.

Bathroom
7'2 x 10'5
Fitted with a four piece suite comprising a tiled panelled bath with chrome mixer and a shower attachment, a fully tiled shower cubicle with traditional and rainfall shower attachments, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Heated towel rail. Velux window. Electric shaver point. Part tiled walls. Tiled flooring. Extractor. Spot lighting.

Garage
19'0 x 10'0
Integral spacious single garage fitted with an electric roller garage door and power and lighting. Sealed loft hatch leading to partially boarded loft.

Gardens
The property benefits from a range of beautifully maintained garden space found to the front, side, and rear of the property. All the gardens are predominantly laid to lawn and feature fencing to the perimeter. To the rear is a part paved part gravelled space which is home to the hot tub and provides an ideal space for outdoor seating. The gardens also feature an array of different plants trees and shrubs, including a range of fruit trees, which add life and colour to the garden space. The property benefits from a superb outlook to the rear which provides amazing vistas of the sunset. The gardens further benefits from outdoor power points to both the front and rear of the garden and an external water supply to the rear.

Driveway
The property benefits from an extensive gravelled driveway with off the road parking space for multiple vehicles. There is also an EV charging point at the front of the property.

Further Information
The property is a premium bespoke 'Dan-Wood' timber built prefabricated eco home. These properties are known for being incredibly energy efficient and this specific property benefits from the following:-
-Energy bills consistently less than £100 per month
-Triple glazed uPVC windows throughout.
-Underfloor heating with thermostats in each room.
-Up to regulation domestic waste water treatment plant
-Owned outright solar panels with battery
-'Vaillant' air source heat pump
-Secondary consumer unit powered by solar as emergency power back up if there is a power cut.
-Modern aerial in loft
-Zehnder heat exchange system
-Hot tub & ride on mower included in sale
-Conservatory built by Alford Windows
-Driveway & surround installed by a local builder
-The property boasts beautiful sunsets to the rear
-All 'Gadgets' serviced 06/26 or sooner

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.

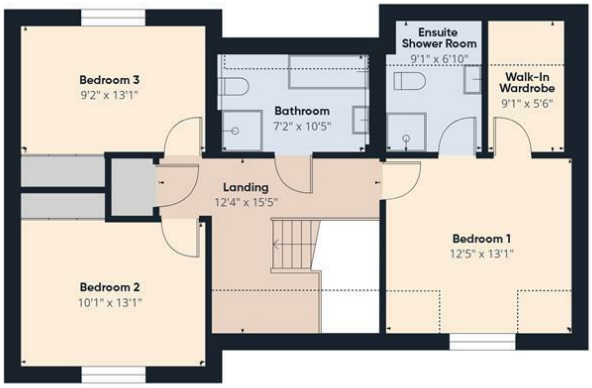
Viewing Arrangements
Viewings by appointment through Choice Properties, Louth, Tel 01507 860033.

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(1)

2071 ft²

Reduced headroom

112 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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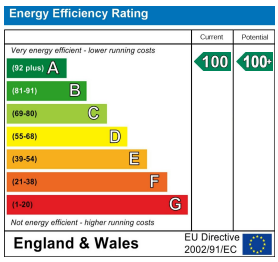
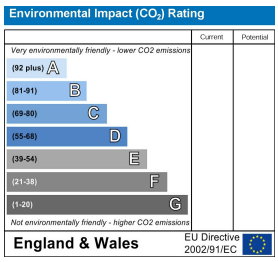
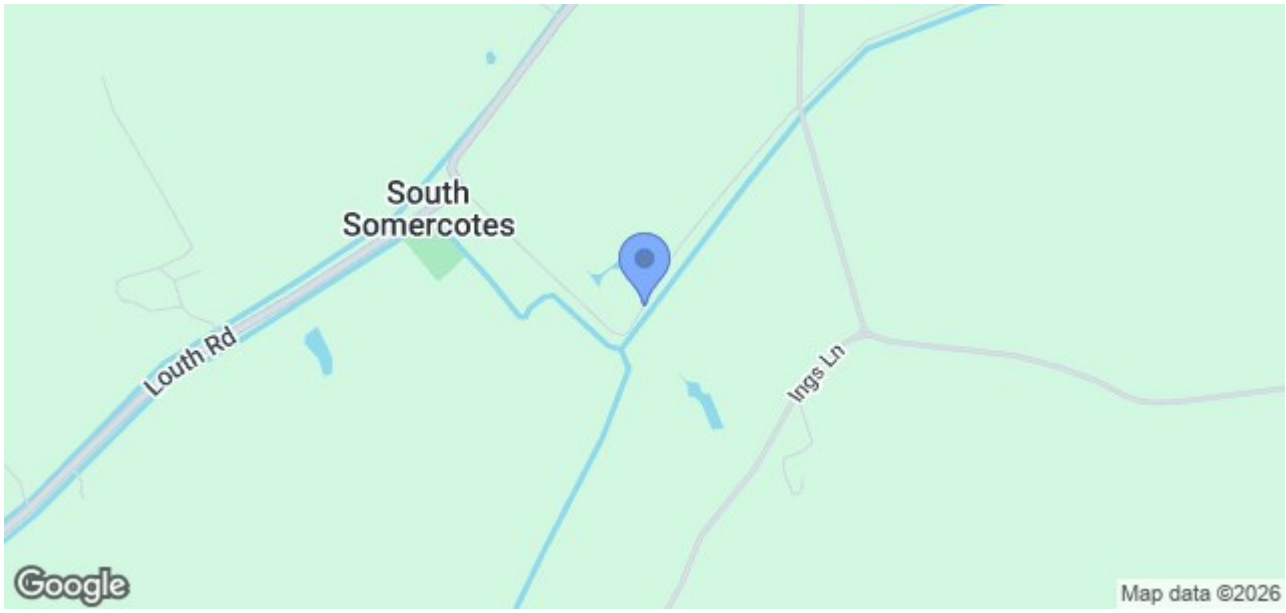
Directions

Exit Louth Via Eastfield Road and head toward the village of South Cockerington. Upon entering South Cockerington turn left onto Marsh Lane and continue for 4 miles into the village of South Somercotes then take a right onto Town Street. Follow this road round to the left and the property can be found on the left hand side.