



CHOICE PROPERTIES

Estate Agents

The Gardens South Terrace,
Louth, LN11 9DF

Reduced To £325,000



It is a pleasure for Choice Properties to bring to market this recently renovated impressive three bedroom detached bungalow situated on South Terrace located in the heart of the thriving market town of Louth. The property has undergone extensive back to brick restoration and has been completed to a high specification and now boasts a contemporary interior which features three double bedrooms, a kitchen/dining room with 'Lamona' integral appliances, a family bathroom, a utility room, and a living room. To the exterior, the residence benefits from a large outbuilding which has been fitted with electric and water and has a variety of potential uses including a home office, a salon, or an Airbnb. The property is also home to a plethora of garden space with an easy to maintain courtyard style garden encircling the property and a separate laid to lawn garden found opposite. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating, uPVC double glazing, a full re-wire, and 'farrow and ball' interior paint, the beautifully restored and generously sized internal living accommodation comprises:-

Hallway

6'10 x 13'8 (to furthest measurement)

With composite entrance door. Access to loft via loft hatch. Internal doors leading to all bedrooms, bathroom, and living room. Radiator. Power points.

Living Room

11'8 x 10'9

With large walk in uPVC bay window to front aspect. Radiator. Power points. Tv aerial point. Spot lighting. Internal door to:-

Kitchen

7'6 x 18'8

'Howdens' kitchen fitted with a range of shaker style wall, base, and drawer units with marble effect work surfaces over. Integral 'Lamona' twin oven. Integral 'Lamona' fridge freezer. Integral 'Lamona' dishwasher. Five ring 'Lamona' induction hob with extractor and metro tiled splashback. 'Lamona' one and a half bowl sink with mixer tap. Space for dining room table. Radiator. Spot lighting. French doors leading to patio. Power points. Internal door to:-

Utility Room

3'3 x 3'0

Fitted with a base unit with marble effect work surface over. 'Viessmann' gas combination boiler. Plumbing for washing machine.

Bedroom 1

11'9 x 10'9

Double bedroom with large walk in bay uPVC window to front aspect. Radiator. Power points. Spot lighting.

Bedroom 2

11'9 x 10'10

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

Bedroom 3

8'1 x 10'8

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

Bathroom

6'10 x 6'11

Fitted with a three piece suite comprising of a large fully tiled shower cubicle with rainfall and traditional shower attachments, a back to wall wc, and a wash hand basin set over vanity unit with matte black mixer tap and tiled splashback. Heated towel rail. Spot lighting. Extractor. Frosted uPVC window to rear aspect. Infrared touch back lit mirror.

Large outbuilding

30'2 x 11'4 (per floor)

The property benefits from a large outbuilding found in its rear garden. This impressive building still features original elements, including fireplaces & windows, but has been restored tastefully with electric and water being fitted. This allows the outbuilding to be blank canvas for a plethora of potential different uses ranging from a home office, to a salon, to an annex, or even an Airbnb.

Gardens

The residence benefits from a range of different garden spaces. Immediately surrounding the property to the side and rear is a courtyard style garden which has been paved for ease of maintenance. This garden is fully enclosed with a mix of fencing and brick walls to the perimeter and can be accessed directly from the front of the property via pedestrian side access gate found either side. This rear garden also has a raised area to the back which provides the perfect spot for outdoor seating and entertaining. To the front of the property is a small laid to lawn garden found adjacent to the driveway. The property further benefits from a separate laid to lawn garden found across the road. The garden space is laid to lawn and features a timber fence to its perimeter. This garden is home to mature trees and plants including an apple tree which brings life and colour to the garden space.

Driveway

Large gravelled driveway providing ample of the road parking space for three large 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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

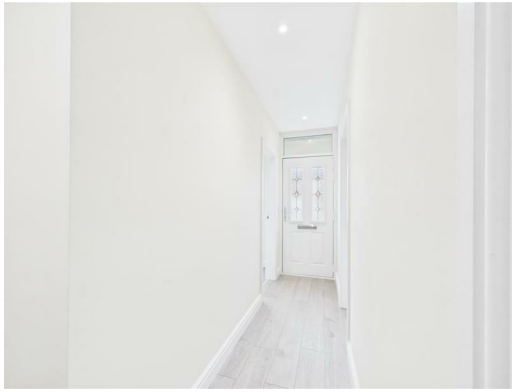
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

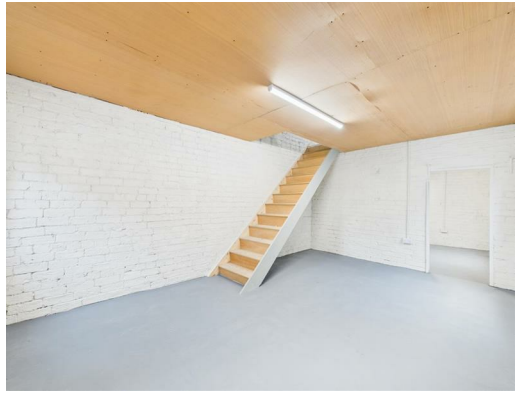
Making An Offer

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.

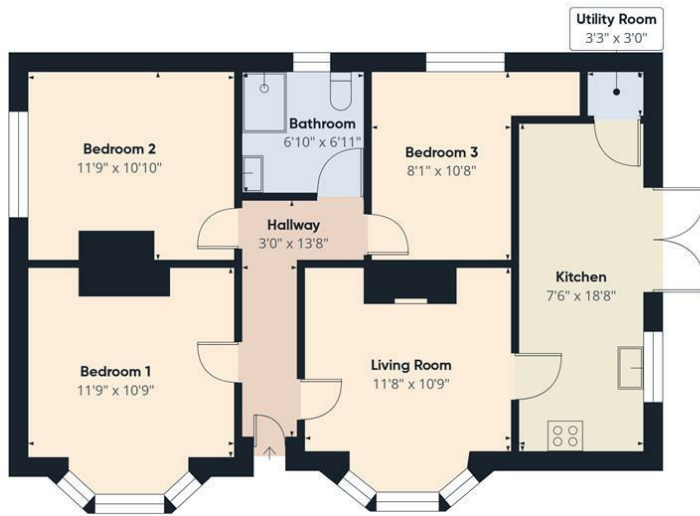
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

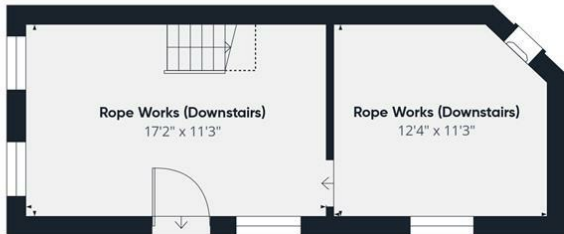








Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

1401 ft²

Reduced headroom

13 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.

GIRAFFE360

Directions

From our Louth Office head east along Eastgate until you reach the roundabout where you head right onto Church Street. Continue you to the end of the road but just before you reach the T-junction turn left onto South Terrace. You will find the property a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-60) D			58
(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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

