



# CHOICE PROPERTIES

*Estate Agents*

11 The Riverbank,  
Louth, LN11 7DT

Reduced To £284,000



It is a pleasure for Choice Properties to introduce to the market this superb, individually designed, two bedroom detached bungalow which has been stylishly finished to a high specification throughout. This remarkably impressive property is located in an enviable position, just a short walk from the local amenities as well as many countryside strolls.

The property is located on a very exclusive development of only 11 properties in total, with this property being the only bungalow. The stand alone position of the property gives an extremely private feel with a beautifully sunny aspect to the garden. Offering a luxury living experience both inside and out, an early viewing is most highly advised!

Providing a well designed layout, the abundantly light and impressive accommodation comprises:-

### **Open plan kitchen/dining room**

9'07" x 21'11"

A stylish generously sized kitchen and dining area. Shaker style kitchen with quartz worktops and upstands. A 'Neff' oven, microwave oven, induction hob and extractor fan all add to the luxury feel of this space. Integrated dishwasher and fridge/freezer, a cupboard housing includes the 'Ideal' gas combination boiler. Large 'Belfast' style sink and antique mirror splashback to the rear of the hob. Separate from the kitchen area there is a tall double cupboard unit that has an electric and water feed ready to house both a washing machine and dryer. A 'Nest' thermostat is located in the dining area. Feature wall panelling. Traditional column radiators. 'Amtico' herringbone flooring. 2 windows with views to the front.

### **Reception room**

11'03" x 13'03"

Sizeable reception room with bifold doors leading out to the garden area. Feature wall panelling. Traditional column radiators. 'Amtico' herringbone flooring. 2 large vertical windows with views to the rear garden.

### **Bathroom**

11'02" x 8'04"

Luxurious four piece suite comprising of a large freestanding bath, walk in shower, comfort height w.c and a hand basin set in a 2 drawer vanity unit. There's a separate cupboard for storage that includes shaver points inside with large mirror above. Marble tiles to floor and walls. Feature wall panelling. Traditional column heated towel rail. 1 window.

### **Bedroom 1**

11'02" x 12'07"

Double bedroom. Feature wall panelling. Traditional column radiators. 'Amtico' herringbone flooring. 1 large vertical window with views to the rear garden.

### **Bedroom 2**

9'08" x 12'06"

Double bedroom. Built in wardrobes and dressing table. Loft hatch with loft ladders. Traditional column radiators. 'Amtico' herringbone flooring. 2 large vertical windows with views to the front.

### **Loft**

The loft has been partially boarded. It includes a light and electrical socket

### **Driveway**

Block paved driveway providing ample off street parking for 2 vehicles. It includes an aesthetically pleasing 3 bin store to the side.

### **Garden**

Tastefully designed, low maintenance and privately enclosed garden that has the benefit of full sunshine. Attractive feature raised beds and planting plus gravelled borders. Outside tap to the rear.

### **Outbuilding**

7'01" x 7'04"

Includes double doors to access and ample shelving. Fuse box, lighting and sockets.

### **Additional notes**

Building construction- Traditional brick built with a slate roof. It includes burnt cedar cladding and distinctive brick corbelling to the side which both add to the look of this striking property. Aluminium bifold doors, a composite front door and large UPVC windows.

## **Location**

The thriving historic market town of Louth. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty. Its approximately 15 miles from the coast, 16 miles from Grimsby and 25 miles from Lincoln.

Louth offers a wealth of local services and amenities. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as many supermarkets.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

## **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.

## **Viewing arrangements**

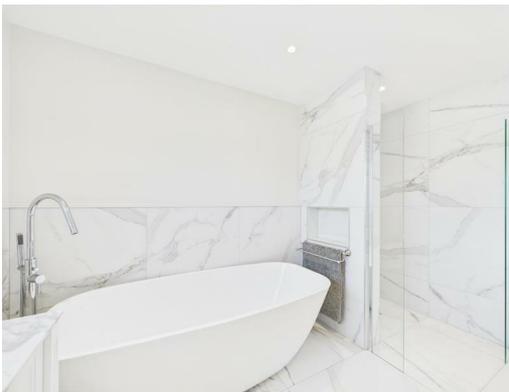
By appointment through Choice Properties on 01507 860033.

## **Opening hours**

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

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.









Approximate total area<sup>m</sup>  
782 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

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout continue forward to Eastfield Road. 11, The Riverbank can be found directly behind 119 Eastfield Road.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		95	
(81-91) B		82	
(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 <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			

