CHOICE PROPERTIES
Estate Agents

37 Alexander Drive, Louth, LN11 8QG

Reduced To £154,950

Choice Properties are delighted to offer for sale this well-presented two bedroom semi detached house, ideally situated in the ever-popular market town of Louth. The property enjoys a convenient position close to a wide range of local amenities, shops, schools, and leisure facilities, all within easy reach. Further benefiting from two allocated parking spaces, this attractive home offers both comfort and practicality, making it an ideal purchase for a variety of buyers. NO ONWARD CHAIN

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
naea | propertymark PROTECTED

Offering well-proportioned accommodation throughout and a practical, desirable layout, the light and neutrally presented home comprises:-

Hallway
4'0" x 6'4"
You enter the property into the entrance hallway, which benefits from neutral décor and a radiator. The hallway also houses the electric consumer unit.

Reception Room
9'7" x 17'6"
The reception room is a good size and features laminate flooring and white walls. Large front-facing windows allow plenty of natural light. The room also benefits from a useful under-stairs storage cupboard.

Kitchen / Diner
12'9" x 8'9"
The kitchen/diner features white walls and a large rear-facing window above the sink, allowing in plenty of natural light. There is ample storage provided by both wall and base units, along with space for a dishwasher, washing machine, and fridge freezer. The cooker, hob, and extractor fan are integrated, and the walls are half-tiled above the worktops as a splashback. The room also benefits from a radiator, space for a dining table, and a rear door providing access to the garden.

Landing
6'0" x 7'4"
The landing provides access to both bedrooms, the bathroom, and the loft via a fitted ladder. It also benefits from a useful storage cupboard housing the combi gas boiler. The space is finished with neutral décor throughout.

Bedroom 1
10'7" x 11'2"
Bedroom One features Karndean flooring and white walls, and benefits from a rear-facing window. The room offers plenty of space for a double bed and additional furniture, and also includes two fitted wardrobes providing useful storage.

Bedroom 2
12'10" x 7'8"
Bedroom Two is located at the front of the property and is finished with white walls and grey carpeting. It benefits from a window and radiator, and would make an ideal double bedroom or even an office.

Bathroom
6'6" x 4'11"
The bathroom features a three-piece suite comprising a large walk-in shower, w.c., and hand wash basin. The room is fully tiled to both walls and flooring and benefits from a frosted window, heated towel rail, and a built-in cupboard beneath the sink providing useful storage.

Garden
The rear garden is very low maintenance, offering a practical outdoor space. It includes a useful storage shed and a few brick planters for flowers and shrubs. The property also benefits from a private side alley, which is fenced and gated for added security and convenience.

Parking
The property has two allocated parking spaces in front of the property.

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

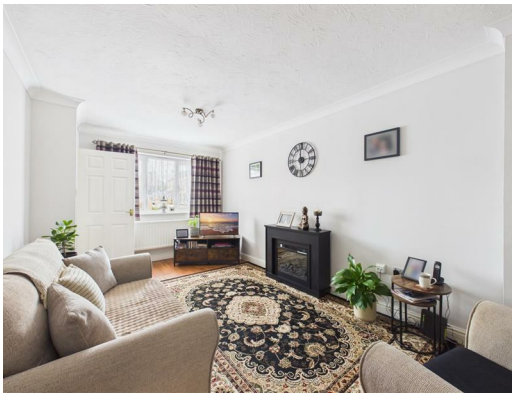
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

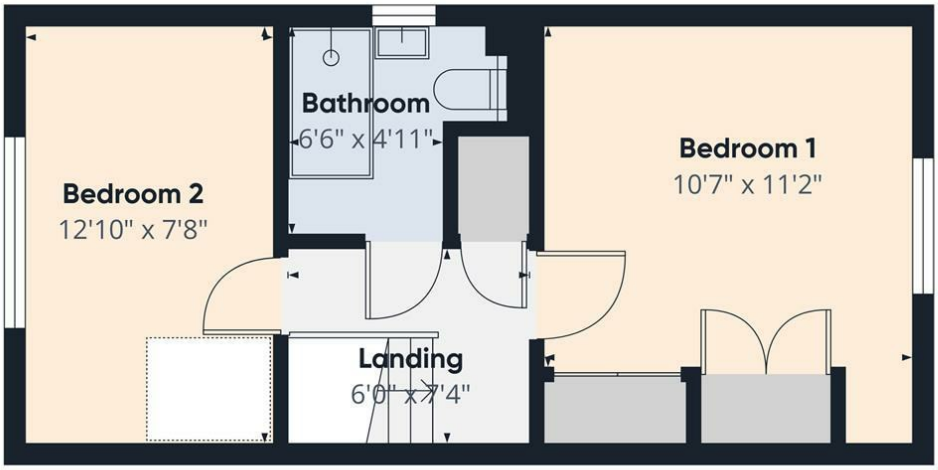
Opening Hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am to 3.00pm

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



Floor 1

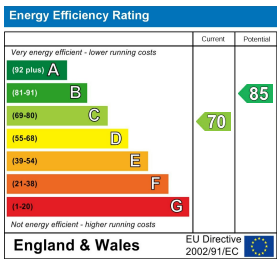
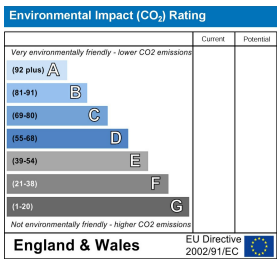
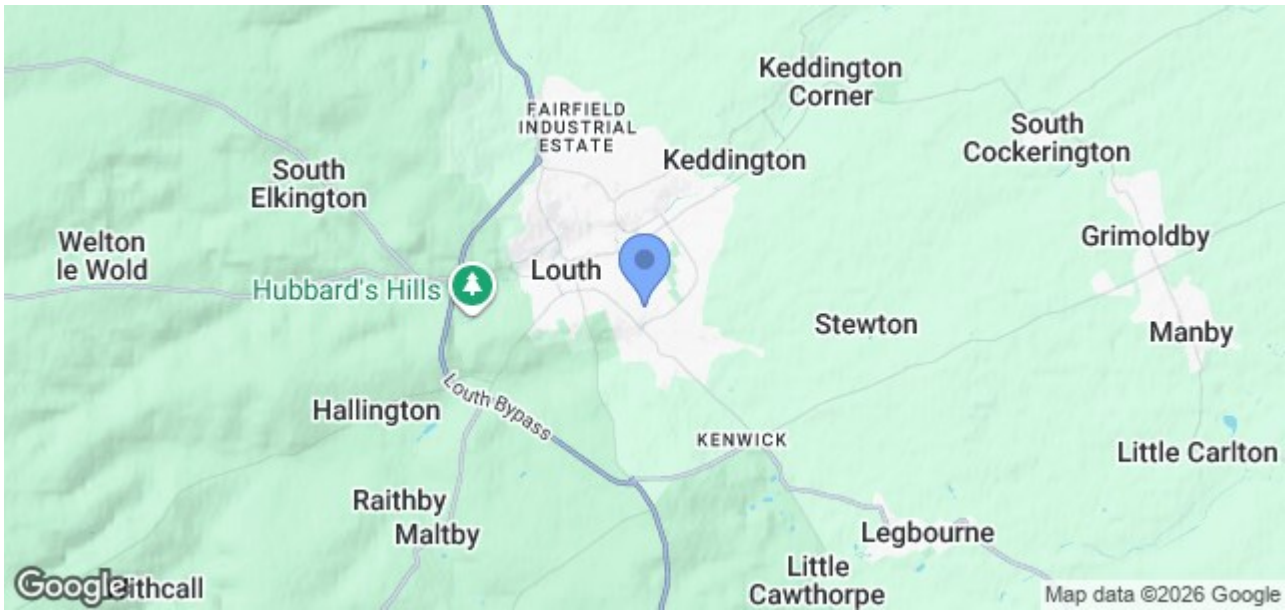
Approximate total area(1)

657 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.

GIRAFFE360

Directions

Please use the postcode LN11 8QG, this will take you to Alexander Drive. The property will be on your left.