



CHOICE PROPERTIES

Estate Agents

3 Stockwith Drive,
Louth, LN11 8BN

Price £200,000



Choice Properties are happy to present this well-maintained property Offering spacious and neutrally decorated accommodation throughout, the property benefits from two bedrooms, a generous reception room, kitchen/diner, enclosed rear garden, and ample driveway parking. Located in the popular market town of Louth, the property is conveniently positioned for access to local amenities, schools, and transport links.

The property is presently on a 60% shared ownership £120,000 but has the option for 100% to be purchased at the asking price. This well laid out property comprises ;-

Hallway

3'10" x 14'1"

Upon entering the property, you are welcomed into a neutrally decorated hallway featuring white walls and grey carpeting. The space also benefits from a small radiator and access to the loft.

Bedroom 1

9'1" x 11'3"

The main bedroom is a spacious room, featuring fitted double wardrobes across one wall which provide ample storage. A large window allows for plenty of natural light, while the neutral décor of white walls and grey carpet is complemented by a radiator.

Bedroom 2

9'1" x 9'4"

The second bedroom is also a well-proportioned room, benefiting from a nicely sized window allowing for natural light and a radiator. The room offers plenty of space for a bed and additional furniture, with the same grey carpeting continuing throughout.

Bathroom

6'1" x 6'8"

The bathroom is fitted with a three-piece suite comprising a WC, hand wash basin and a bath with shower over. The room also benefits from a heated towel rail and a frosted window providing natural light and privacy.

Reception Room

12'11" x 14'5"

The reception room is a spacious area, with a large window allowing for plenty of natural light. Featuring neutral décor and a radiator, the room also offers ample space for a range of furniture.

Kitchen / Diner

9'6" x 24'0"

The kitchen is fitted with a range of wall and base units, offering plenty of worktop and storage space. There is room for a washing machine, fridge freezer and cooker with hob, along with an integrated extractor fan, while black tiled splashbacks run above the worktops. The adjoining dining area benefits from a large window and double uPVC doors leading out to the patio area, with white walls and tiled flooring continuing throughout.

Garden

The rear garden is enclosed with fencing to all boundaries and features a great-sized patio area, a section of lawn, and a small decking area. It provides the perfect outdoor space for anyone looking for a low-maintenance garden.

Driveway

The block-paved driveway provides ample off-road parking for multiple vehicles.

Tenure

The ground rent is £282.44 which is inclusive of the service charge.

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

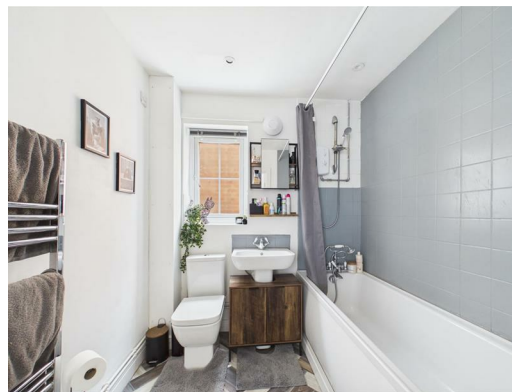
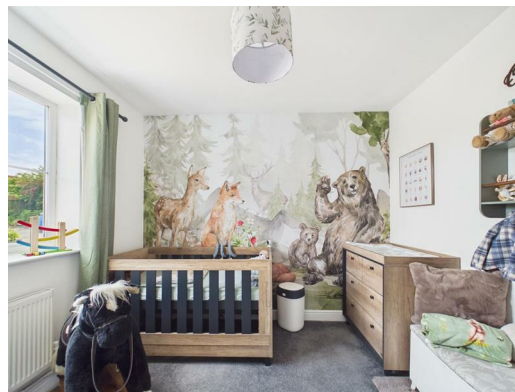
Monday to Friday 9.00 a.m to 5.00 p.m.

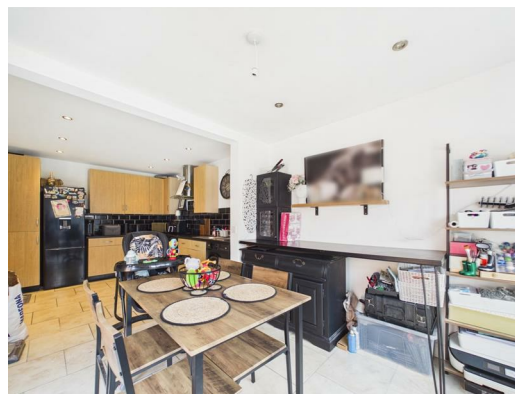
Saturday 9.00 a.m. to 3.00 p.m.

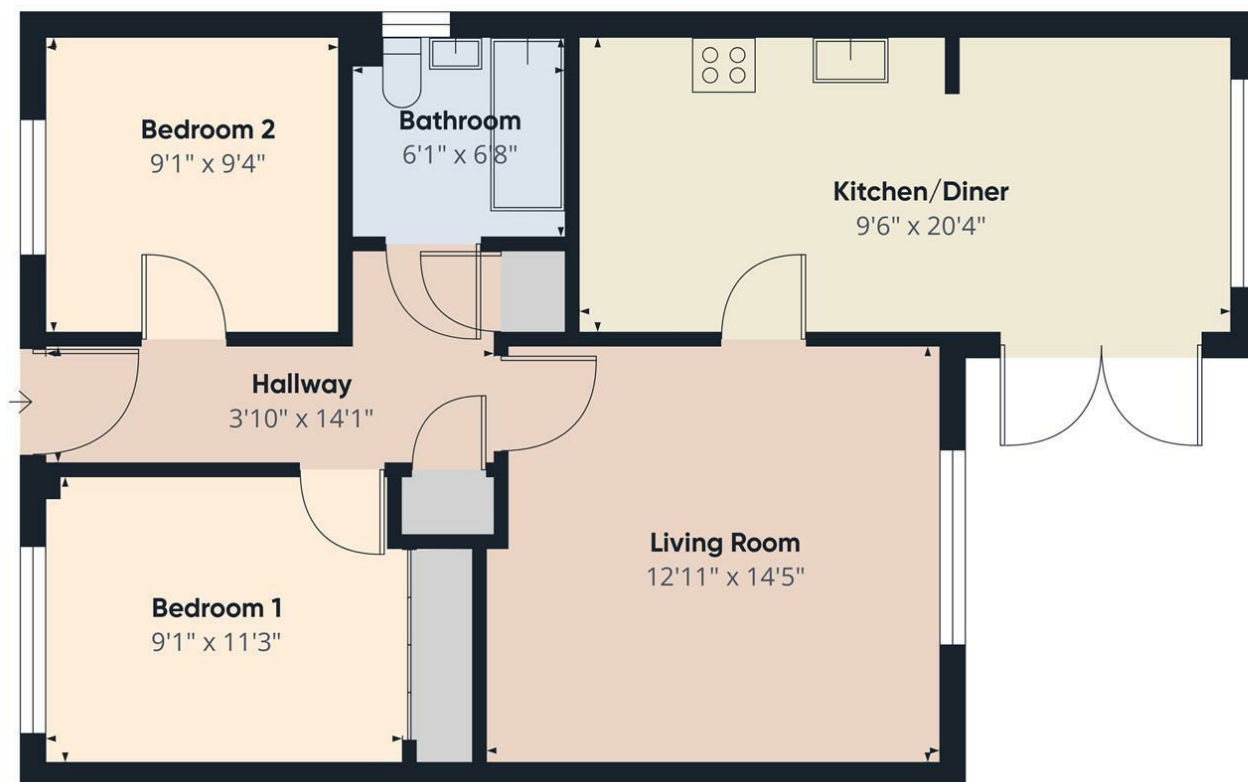
Making an Offer

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.







Approximate total area⁽¹⁾
715 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 8BN on your sat-nav, this will take you to Stockwith Drive. Please look for number 3, it is located at the end of the road.

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	

