CHOICE PROPERTIES
Estate Agents

24 Bradley Close, Louth, LN11 8YL

Reduced To £210,000

Choice Properties are delighted to bring to market this beautifully presented three bedroom semi detached house situated on Bradley Close located in the thriving market town of Louth. The modern residence features large windows and well proportioned rooms creating a light and airy interior which features three bedrooms (one ensuite), a contemporary kitchen/dining area, a spacious living room, a family bathroom, and a downstairs WC. To the exterior, the property features a fully enclosed garden, a brick built single garage, and a driveway with space for two vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the beautifully presented internal living accommodation comprises:-

Hallway
9'5 x 5'0
With a composite entrance door. Internal oak doors to all ground floor rooms. Staircase leading to first floor landing. Consumer unit. Radiator. Power points. Telephone point.

Living Room
14'8 x 10'4
With large walk in bay uPVC window to front aspect. Two radiators. Power points. Tv aerial points. Ethernet point.

Kitchen/Dining Area
14'8 x 8'5
Contemporary kitchen fitted with a range of wall, base, and drawer units units with work surfaces over. Integral fridge freezer. Integral twin oven. Four ring gas hob with splash back and slanted extractor hood over. Single bowl sink with chrome mixer tap and drainer. Integral dishwasher. Spot lighting. Space for dining table. Understairs storage cupboard. Radiator. Power points. uPVC window to rear aspect. uPVC French door leading to rear garden.

WC
5'4 x 2'7
Fitted with a push flush wc and a pedestal wash hand basin with chrome mixer tap and mosaic tiled splashback. Frosted uPVC window to front aspect. Radiator.

Landing
3'2 x 5'11
Internal doors to all first floor rooms. Access to loft via loft hatch. Storage cupboard housing the 'Viessman' gas combi boiler. Power points.

Bedroom 1
11'10 x 8'7
Double bedroom with large uPVC window to side aspect. Fitted wardrobe with sliding doors. Power points. Radiator. Tv aerial point. Telephone point. Internal door leading to ensuite shower room.

Ensuite Shower Room
2'5 x 7'1
Fitted with a three piece suite comprised of a fully waterproof panelled shower cubicle with traditional and rainfall shower attachment, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap and marble effect splashback. Radiator. Electric shaver points. Extractor. Frosted uPVC window to front aspect.

Bedroom 2
7'10 x 8'10
Large uPVC window to side aspect. Power points. Radiator.

Bedroom 3
6'6 x 8'10
Large uPVC window to side aspect. Power points. Radiator

Bathroom
6'0 x 6'7
Fitted with a three piece suite comprised of a panelled bath with electric shower over, a pedestal wash and basin with chrome mixer tap, and a push flush wc. Part tiled walls. Chrome heated towel rail. Extractor. Electric shaver points. Frosted uPVC window to front aspect.

Garage
8'6 x 16'11
Brick built detached single garage fitted with power and lighting and an up and over garage door. Pedestrian access door to side. Vaulted ceilings.

Gardens
The property benefits from a fully enclosed rear garden with fencing to the perimeter. The garden is predominantly laid to lawn but features two large patios, one at the far end of the garden and the other immediately behind the property. These patios provide ideal spaces for outdoor seating or entertaining guests. The rear garden can also be directly accessed via a side pedestrian access gate which leads from the driveway.

Driveway
Gravelled driveway providing off the road parking space for two 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

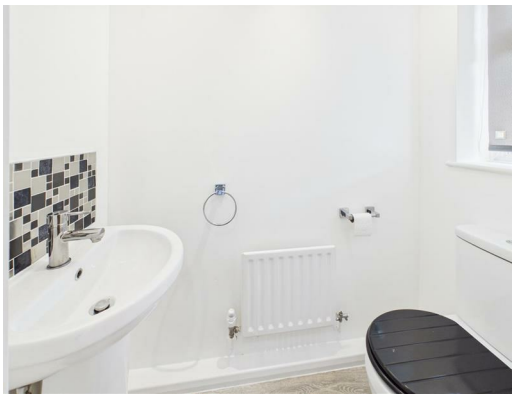
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

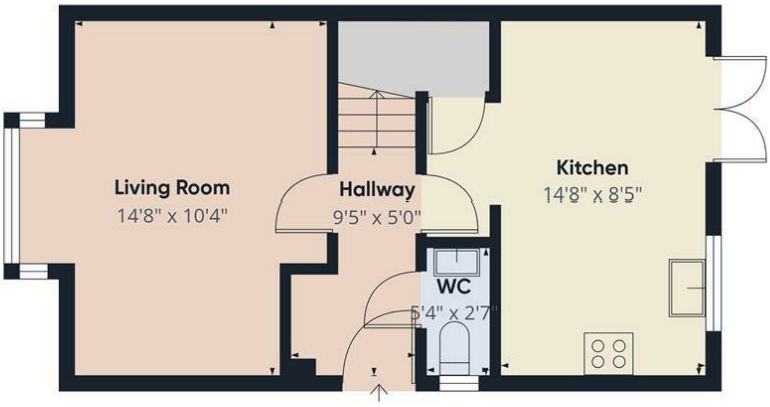
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

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

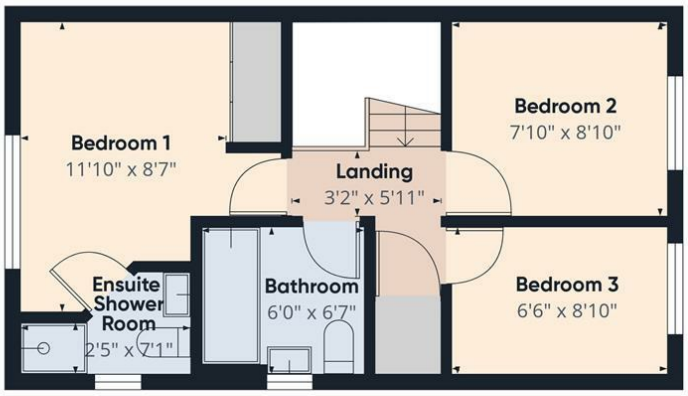
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

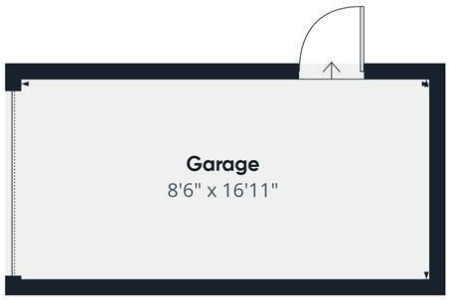




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

873 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.

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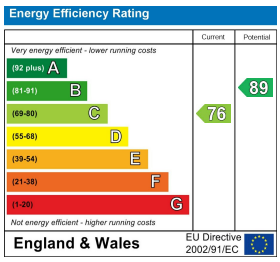
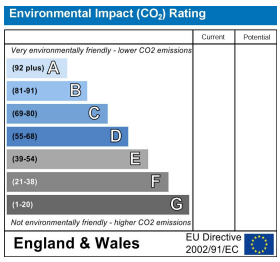
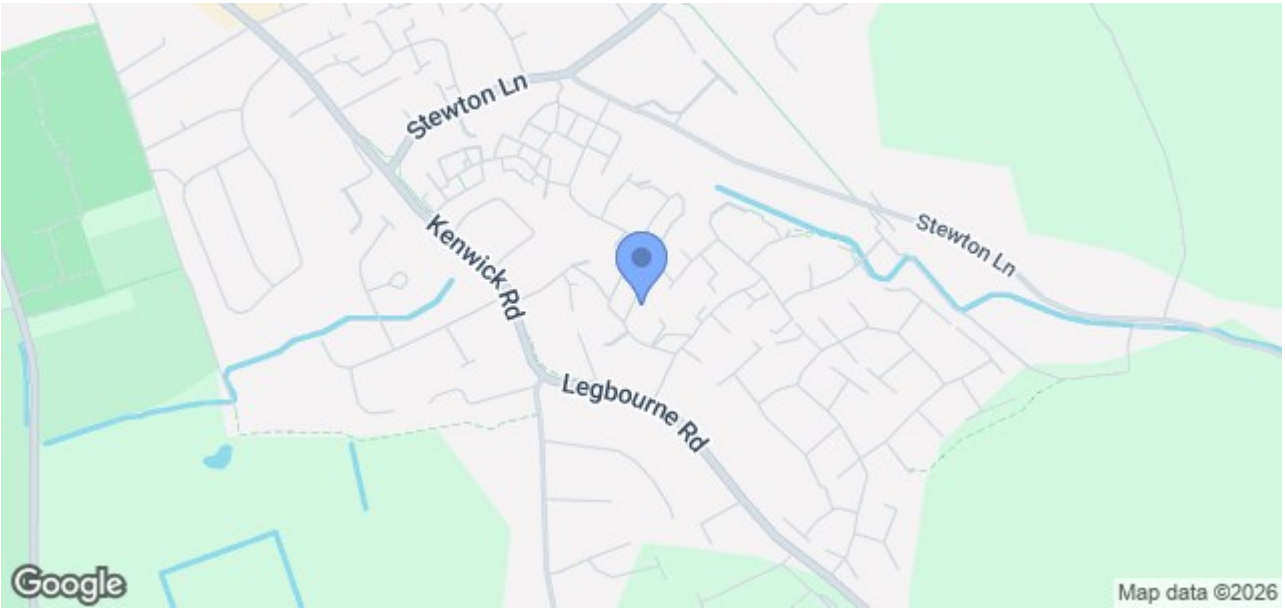
Directions

From our Louth office head East along Eastgate. Continue until you hit the mini-roundabout and take the 2nd exit onto Church Street. Continue along Church Street until you reach the T-Junction where you need to take a left onto Kenwick Road. Continue along this road for 1/2 mile then turn left onto Eresbie Road. Take your first left onto Bradley Close then follow the road round to the right and the property can be found on the right hand side.